



HEARNES

WHERE SERVICE COUNTS

A spacious four bedroom detached house featuring three reception rooms, a generously sized kitchen/breakfast room, off road parking and sunny aspect rear garden. The property is situated in a popular residential location within easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links.

On entering the property, a welcoming entrance hall with stairs leading to the first floor landing, leads into a spacious living room with a feature bay window overlooking the front aspect. The fourth bedroom/additional reception room leads onto the ground floor bathroom comprising a bath with shower over, WC and wash hand basin. A spacious kitchen/breakfast room, located to the rear of the property offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances. A breakfast/dining room provides access to the garden via double doors.

Situated on the first floor are four of the property's bedrooms, two of which are generously sized double bedrooms whilst one of the rooms would make an ideal nursery, walk in wardrobe or study. The accommodation is complete with a shower room and separate WC.

Externally the property features a private, sunny aspect rear garden being mainly laid to lawn with a decked area perfect for alfresco dining, and a patio area to the rear. To the front a driveway provides off road parking with gates leading to the rear garden.

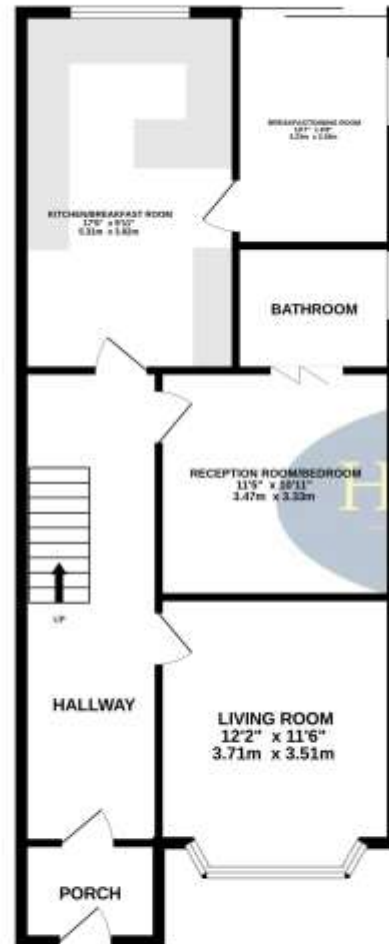
EPC BAND:D

COUNCIL TAX BAND:D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



FIRST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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