



**HEARNES**  
WHERE SERVICE COUNTS

An immaculately presented three bedroom detached house located in a highly sought after residential and school catchment location whilst being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owners and features a stunning open plan kitchen/dining room, high specification bathroom which has been refitted by the current owner and beautifully landscaped, south facing rear garden. The property further benefits from a newly fitted roof completed in 2024 with a 10 year guarantee.

On entering the property you are met with a welcoming entrance hallway featuring an original stained glass window and stairs leading to the first floor landing. A living room with a feature fireplace overlooks the front aspect and leads, via double doors, into a stunning open plan kitchen/dining room which overlooks and provides access to the rear garden. The kitchen area offers a comprehensive range of floor and wall mounted units finished with a matching work surface, breakfast bar seating area and range of integrated appliances. The ground floor accommodation is complete with a WC which has been refurbished with Porcelanosa tiles.

Situated on the first floor are the property's three bedrooms, two of which are generously sized double rooms. The accommodation is complete with a recently fitted modern bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the beautifully landscaped south facing rear garden offers a high degree of privacy with a selection of established flower and shrub borders along with a decked seating area adjoining the rear of the property. There is also the additional benefit of an insulated log cabin in the garden with power and light which is currently being utilised as an office. To the front of the property an attractive block paved driveway provides ample off-road parking with double wooden gates providing a side access to the property.

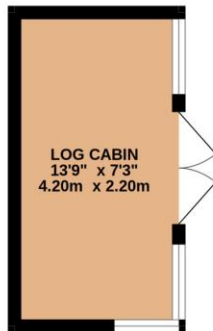
**COUNCIL TAX BAND: D**

**EPC: C**

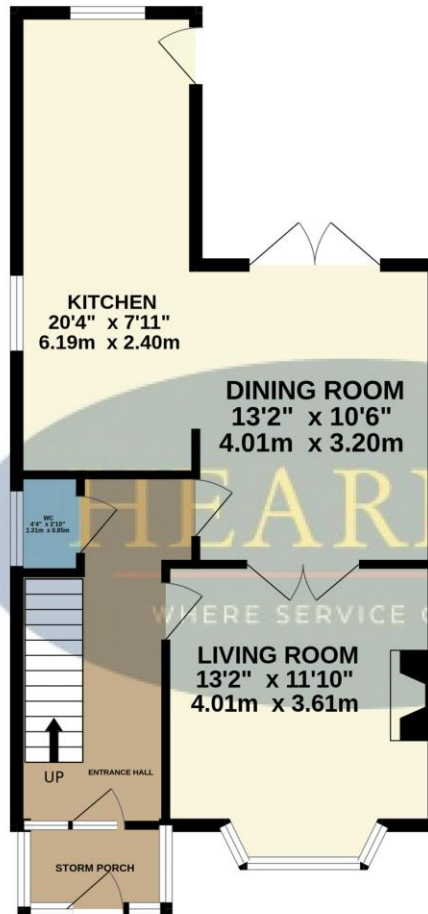
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



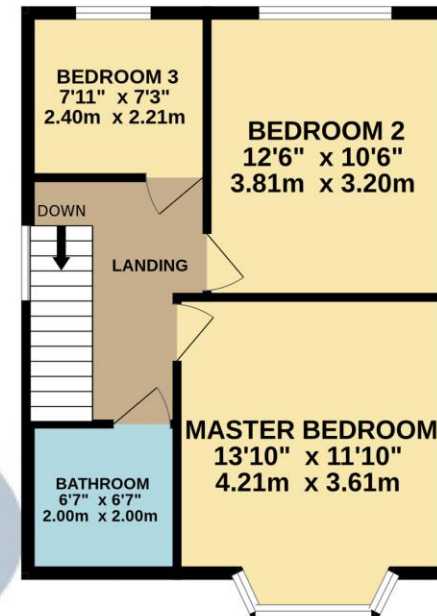
GROUND FLOOR  
99 sq.ft. (9.2 sq.m.) approx.



GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

