



**HEARNES**  
WHERE SERVICE COUNTS

A superbly presented chalet-style home set on an elevated plot, just moments from Bournemouth Town Centre, Westbourne Village, and the award-winning sandy beaches, accessible via the beautiful Bournemouth Gardens. This property offers four/five double bedrooms, a modern kitchen, an open-plan living/dining room, two bath/shower rooms, and a mature landscaped rear garden. An internal viewing is highly recommended.

Upon entering the property, an enclosed porch leads to a split staircase, providing access to both the first floor and lower ground floor. The spacious open-plan living/dining room overlooks the front and rear aspects and provides access to the rear garden. At the back of the property, the modern kitchen, featuring a contrasting work surface, offers ample floor and eye-level units, as well as integral Miele appliances kitchen also includes a rear porch with plumbing for a washing machine and direct access to the secluded rear garden. From the hallway, bedroom four, currently used as a large study, enjoys a pleasant outlook over the front aspect. Stairs lead down to an additional study or bedroom, which provides access to the garage and driveway, creating the perfect annexe opportunity. Completing the ground floor accommodation is a WC with a hand wash basin.

A split-level first-floor landing leads to the remaining three well-proportioned bedrooms, all of which benefit from fitted wardrobes. The principal bedroom, overlooking the rear aspect, features a spacious ensuite shower room with a walk-in shower enclosure, WC, hand wash basin, and easy access to the loft space. Completing the accommodation is a fitted family bathroom comprising a WC, hand wash basin, and bath with a shower over it.

Externally, the property boasts a secluded rear garden, mainly laid to lawn, with clearly defined shrubbery and a patio area adjoining the rear of the house. To the front, a tarmacadam driveway provides ample off-road parking for four or more vehicles.

**EPC Rating - D**

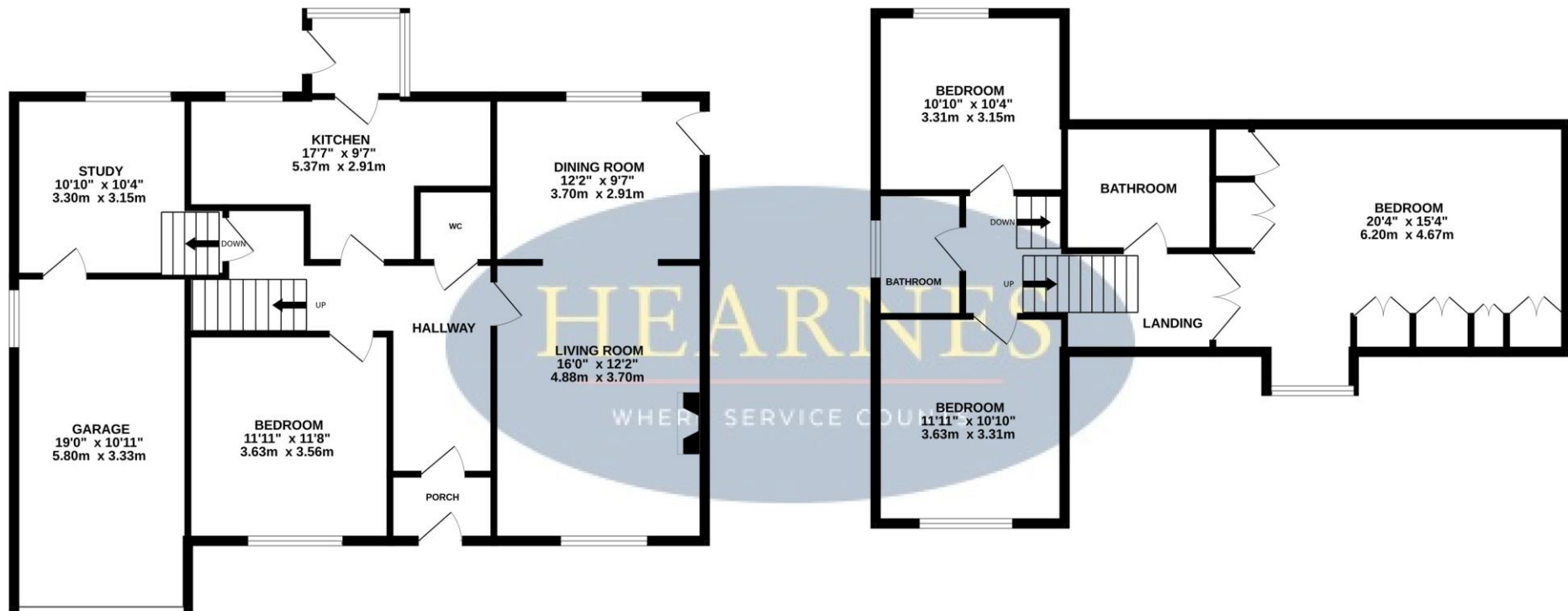
**Council Tax Band - F**

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  
1077 sq.ft. (100.0 sq.m.) approx.

1ST FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1881sq.ft. (174.8 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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