



HEARNES

WHERE SERVICE COUNTS

An impressive four double bedroom detached character house located in a highly sought after location within popular school catchments and easy access to Bournemouth Town Centre and main transport links. Offering substantial accommodation, whilst being situated on a large, southerly facing plot the property now offers the opportunity for further modernisation and updating. The property further benefits from two generously sized reception rooms, spacious kitchen/breakfast room and tandem length detached garage.

The property is offered for sale with no forward chain.

On entering the property, a spacious entrance hall, with feature staircase leading to the first floor provides access to two spacious reception rooms with a dining room overlooking the front aspect and impressive living room overlooking and providing access to the wonderful rear garden. A spacious kitchen/breakfast room, also overlooking the rear garden, offers ample floor and wall mounted units finished with matching work surface and leading to a separate utility room. A WC completes the ground floor accommodation.

Situated on the first floor are the property's four bedrooms, all of which are generous in size with the master bedroom featuring an en suite bathroom. Completing the accommodation is a family bathroom and separate WC.

Externally the property is wonderfully positioned in a large, southerly facing plot being mainly laid to lawn with a range of established flower and shrub borders and large vegetable patch area. The gardens are a wonderful feature of the property whilst offering a high degree of privacy and additional sheds and outbuildings. To the front a driveway offers ample off road parking and leads to a detached, tandem length garage.

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.



Durrington Road, Bournemouth, BH7

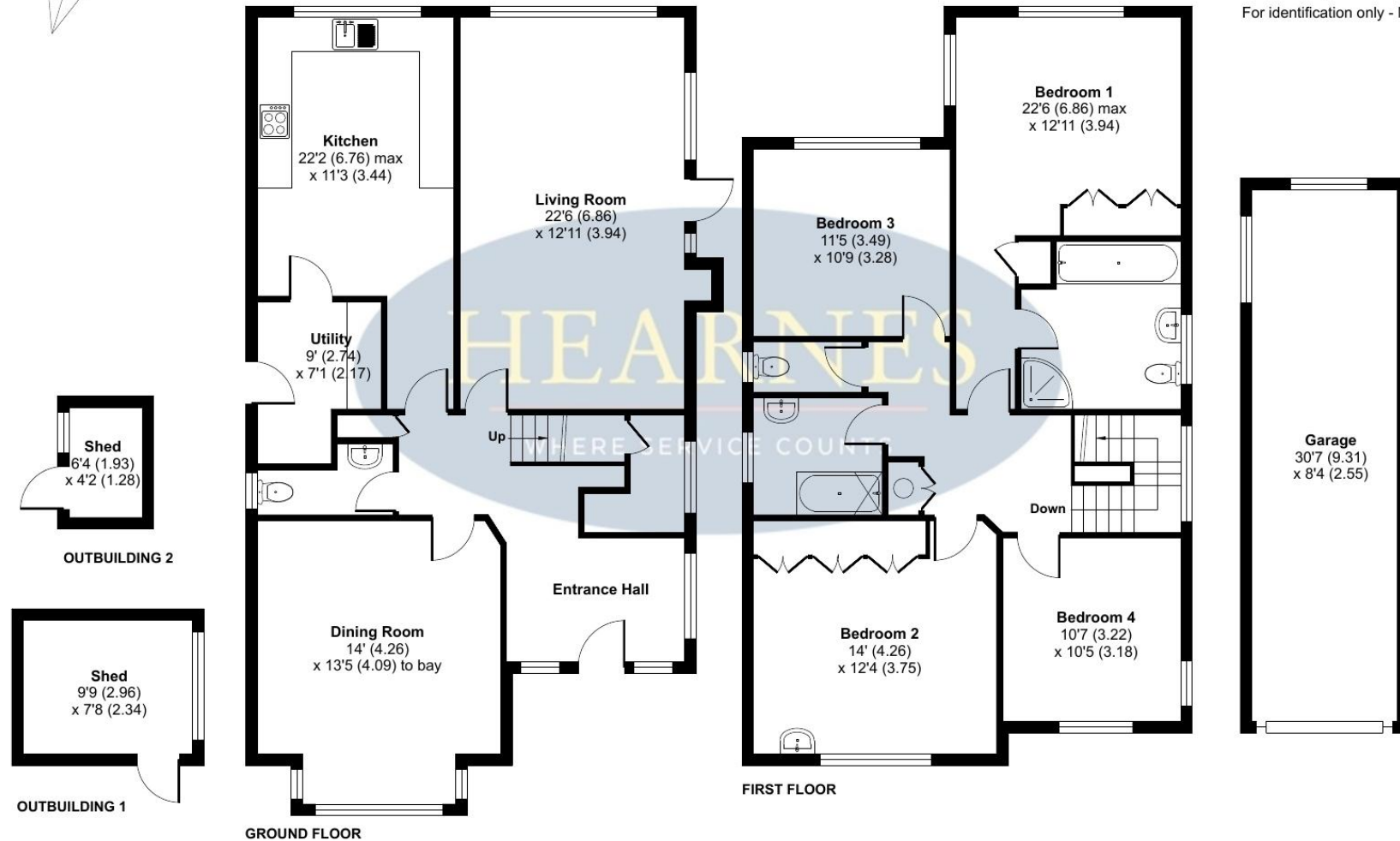
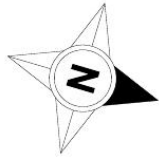
Approximate Area = 1942 sq ft / 180.4 sq m

Garage = 256 sq ft / 23.7 sq m

Outbuildings = 102 sq ft / 9.4 sq m

Total = 2300 sq ft / 213.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hearnes Bournemouth Estates Ltd. REF: 1288189

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

