



**HEARNES**  
WHERE SERVICE COUNTS

A rare opportunity to purchase a beautifully presented four-bedroom detached home in a premier residential location, just moments from the picturesque Throop Village and scenic river walks along the Stour. The property also offers easy access to transport links, Bournemouth Town Centre, and is situated within highly sought-after school catchments. Extensively remodelled, updated, and meticulously maintained by the current owner, this home boasts a stunning open-plan kitchen/dining room with a vaulted ceiling, three reception rooms, two modern bath/shower rooms, a southerly aspect garden and ample off-road parking.

Upon entering the property, you are welcomed by a spacious entrance hall with stairs leading to the first-floor landing. The first of three reception rooms is a spacious lounge/playroom overlooking the front aspect, with a side door providing access to the side and front of the property, making it an ideal home office. A study, also overlooking the front aspect, is currently used as a gym. A living area, enhanced by a sun tube for natural light, leads to a formal living room that overlooks and provides access to the rear garden. A standout feature of the property is the stunning open-plan kitchen/dining room with a vaulted ceiling, which includes a comprehensive range of floor and wall-mounted units, beautifully contrasted by the work surfaces, Porcelanosa floor tiles, and a range of fitted appliances. The ground floor benefits from engineered oak floor throughout and the accommodation is completed by a WC and a utility room.

On the first floor, you will find three of the property's four bedrooms, all generously sized. The impressive principal bedroom is complemented by a beautiful en-suite bathroom. Bedrooms two, three, and four are served by a modern bath/shower room featuring a WC, hand wash basin, bath, and separate shower enclosure. The fourth bedroom, located on the second floor, offers pleasant southerly views.

Externally, the property boasts a private, southerly aspect rear garden stocked with established flower and shrub borders, a patio area adjoining the rear of the property, and an additional seating area at the garden's rear. The garden also features outdoor power and lighting, as well as an additional storage shed to the side of the property. The front aspect offers a pleasant open outlook with a driveway providing off-road parking.

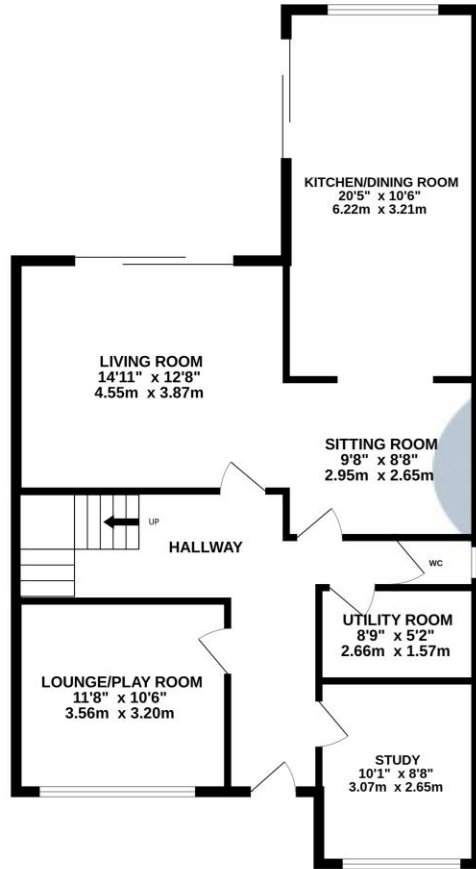
**EPC RATING: C**

**COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



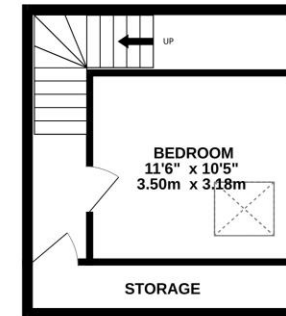
GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1690sq.ft. (157.0 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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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

