



HEARNES
WHERE SERVICE COUNTS

A beautifully presented four bedroom detached home located in a quiet cul de sac location within a highly sought after residential and school catchment location. Having been superbly maintained and updated by the current owners the property offers impressive and extremely flexible accommodation in excess of 1800 sq ft whilst further benefitting from two reception rooms, two luxury bath/shower rooms and a private sunny aspect rear garden with superb outdoor entertainment area with wall mounted heaters and electric sockets, garage and home office.

On entering the property a welcoming entrance hall provides access to all accommodation and leads into an impressive and spacious living/dining room with feature log burning stove, underfloor heating and double doors leading to the rear garden, as well as a large understairs storage cupboard. A separate kitchen offers a comprehensive range of floor and wall mounted units offering space for a range of kitchen appliances and finished with a solid black granite work surface. From the kitchen you lead into a sitting room which could be utilised as a breakfast room with feature fireplace and also double doors leading to the rear garden. Two of the property's four bedrooms are located on the ground floor, both of which are double in size and one benefits from fitted bedroom furniture, whilst one is currently being utilised as a separate dining room. Completing the ground floor accommodation is a modern bathroom comprising a WC, wash hand basin and bath with shower over.

Situated on the first floor are two further impressive double bedrooms with fitted bedroom furniture and the master bedroom benefitting from a luxury en suite shower room. Upstairs also benefits from ample eaves storage.

Externally the property features a beautifully landscaped rear garden being mainly laid to artificial lawn with a large, covered seating area positioned to the rear of the garden offering the ideal outdoor seating and entertainment area. A sliding gate provides an access point to the detached garage whilst there is also the benefit of a home office/studio to the rear of the garage and accessed from the rear garden. To the front of the property a tarmac driveway provides ample off road parking.

EPC: D

COUNCIL TAX BAND:D

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.

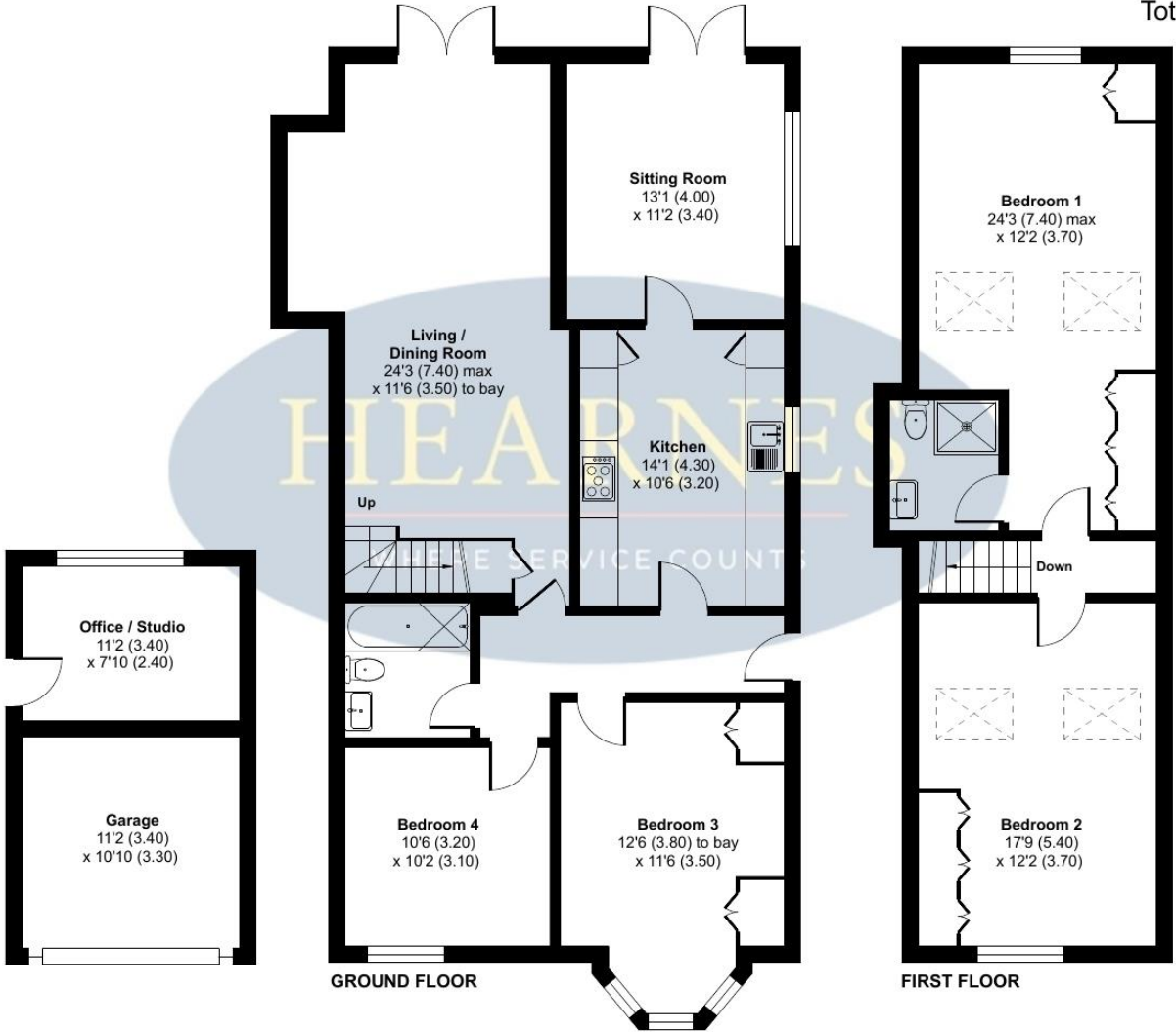


Parham Road, Bournemouth, BH10



Approximate Area = 1615 sq ft / 150 sq m
Garage = 120 sq ft / 11.1 sq m
Office / Studio = 87 sq ft / 8 sq m
Total = 1822 sq ft / 169.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1115271

