



HEARNES

WHERE SERVICE COUNTS

An impressive detached six bedroom character home arranged over three floors, situated in the sought-after location of Kings Park. Ideally positioned within easy reach of JP Morgan, Bournemouth Hospital, the town centre, and award-winning sandy beaches, the property sits on a generous plot with bespoke, high end finishes and flexible accommodation.

Upon entering via an open porch, you are welcomed into a grand entrance lobby featuring original parquet flooring, under-stairs storage, a decorative fireplace, and seating area. This leads to a spacious front reception room with high ceilings, a feature curved bay window, and window shutters. A standout feature of the home is the extended open-plan kitchen/dining room, which offers customised flooring and a wide range of floor and wall-mounted units, complemented by Corian work surfaces, a breakfast bar, and integrated appliances. Bi-folding doors from the dining area open onto and overlook the rear garden. The kitchen also leads to a separate utility room with side access to the property. A WC completes the ground floor.

A beautiful character staircase with an attractive carpet runner leads to a striking first-floor landing, where black designer radiators (also featured on the ground floor) add a stylish touch. The three bedrooms on this level are all generously sized doubles, with the primary bedroom offering potential for an en-suite shower room. The first-floor bathroom is a luxury, bespoke suite, complete with a standalone bath, walk-in shower, dual wash hand basins, designer radiators and WC.

The spacious second floor provides three further bedrooms, two of which are good sized double's and ample eaves storage.

Outside, the private rear garden is mainly laid to lawn with a patio area adjoining the house. A detached garage at the rear offers potential to be refurbished into a home gym, office, or studio space. To the front, there is an attractive garden and ample off-road parking.

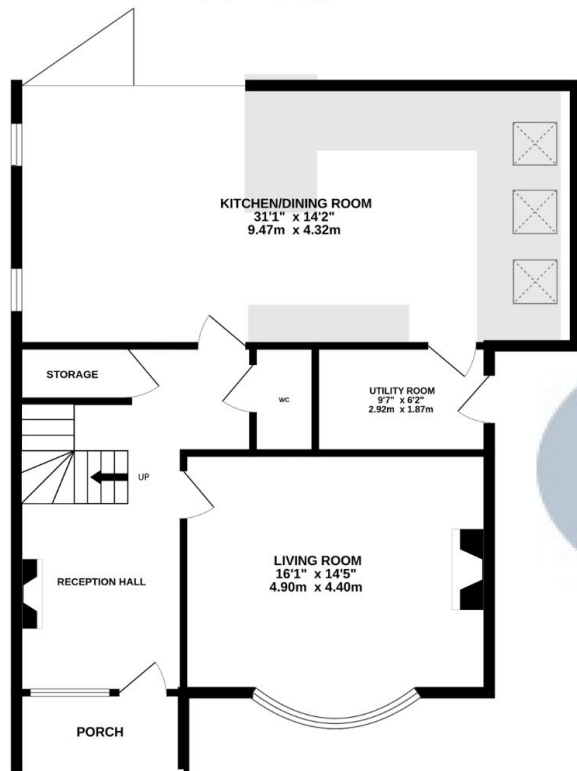
**COUNCIL TAX BAND: E**

**EPC RATING: D**

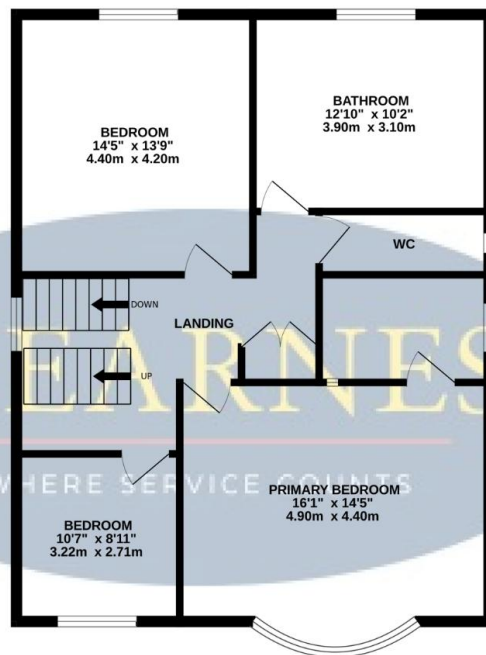
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



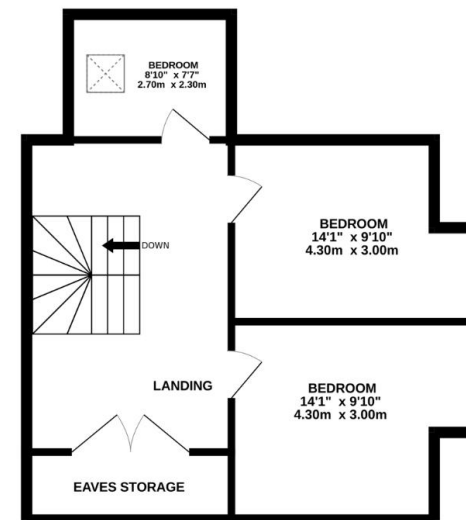
GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



FIRST FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



SECOND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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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