



HEARNES
WHERE SERVICE COUNTS

A substantial three/four bedroom semi-detached family home located on the outskirts of Bournemouth Town Centre. The property is within easy reach of Bournemouth Hospital, Castle Point, JP Morgan and excellent transport links, while the picturesque Throop Village and riverside walks are only a short stroll away. The extended home offers two reception rooms, a impressive open plan kitchen/breakfast room, utility room, four bath/shower rooms, a sunny aspect rear garden. garage and a large driveway.

On entering the property, a welcoming entrance hall with stairs rising to the first floor provides access to all ground floor accommodation. A living room overlooks the front aspect, creating an ideal TV or family room, with double doors leading through to the kitchen. The refitted kitchen/breakfast room features a large central island and opens into an extended dining/reception room, with double doors leading onto the rear garden. The kitchen is fitted with a comprehensive range of floor and eye-level units, finished with contrasting work surfaces and space for a range of appliances. The ground floor is completed by a WC, integral garage, shower room and a utility room with access to the rear garden.

On the first floor, a spacious landing with integrated storage leads to two generous double bedrooms, with the primary suite benefiting from a walk-through dressing room with fitted wardrobes and a stylish en-suite bath/shower room. A modern family bathroom serves the remaining bedroom and overlooks the front aspect.

The second floor offers a further spacious double bedroom with a dressing area and integrated wardrobes, complemented by an en-suite shower room.

The property benefits from a spacious, sunny aspect rear garden, mainly laid to lawn, with a patio area adjoining the house and two attractive garden sheds. To the front, a paved driveway provides ample off-road parking for multiple vehicles.

COUNCIL TAX BAND: D

EPC RATING: C

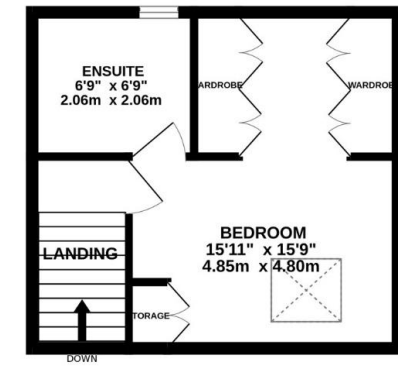
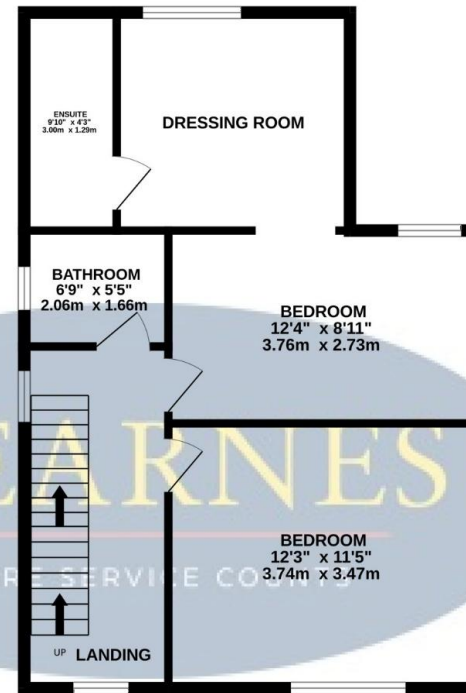
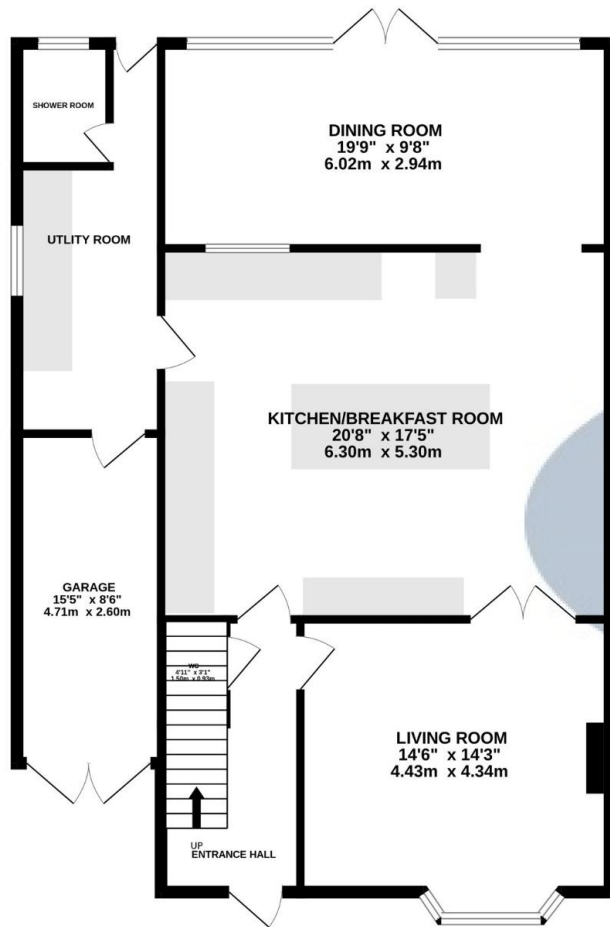
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 1830sq.ft. (170.0 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

