



HEARNES

WHERE SERVICE COUNTS

A superbly positioned six-bedroom detached character home, ideally situated within the sought-after Queens Park. The property offers generous and flexible living accommodation and is just a short walk from the popular Queens Park Golf Course, whilst also providing easy access to JP Morgan, Hospital, excellent local schooling, Bournemouth Town Centre and transport links.

Upon entering the property, a enclosed porch leads into a welcoming entrance hall provides access to all ground floor accommodation. A well-proportioned living room overlooks the front aspect, whilst a generous dining room provides direct access to the private rear garden. The kitchen offers a comprehensive range of floor and eye-level units finished with contrasting work surfaces and a breakfast bar seating area. Integrated appliances include an eye-level double oven, hob and dishwasher, with space for further appliances. The kitchen leads into a separate utility/laundry room, which provides access to a boiler cupboard and a ground floor shower room comprising a WC, wash hand basin and corner shower enclosure. A separate cloakroom with WC and wash hand basin completes the ground floor accommodation.

An impressive staircase with a feature window leads to a spacious first floor landing, providing access to four spacious double bedrooms, two of which are currently arranged as home offices. One bedroom benefits from an external spiral staircase providing access to the rear garden. The first floor also features a family bathroom comprising a wash hand basin, bath and shower enclosure, along with a separate WC.

The second floor offers two further double bedrooms, a large walk-in storage cupboard and an additional bathroom.

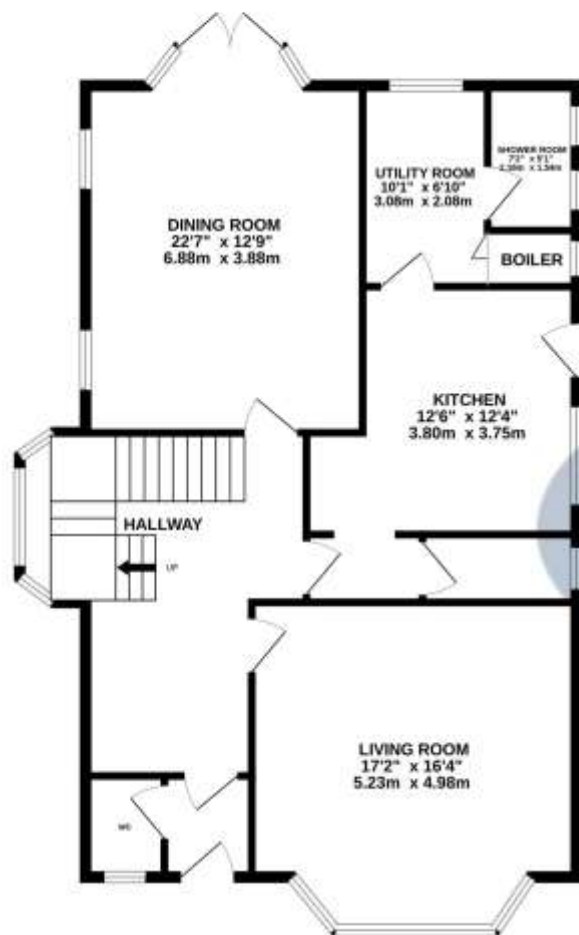
Externally, the beautifully landscaped rear garden is predominantly laid to lawn with clearly defined wood-panel fencing and established shrub borders, along with a generous patio seating area adjoining the rear of the property. To the front, a large private tarmac driveway provides ample off-road parking, with double wooden gates leading to a detached storage outbuilding. The property also benefits from solar panels, adding energy efficiency and cost-saving potential.

COUNCIL TAX BAND: G | EPC RATING: D

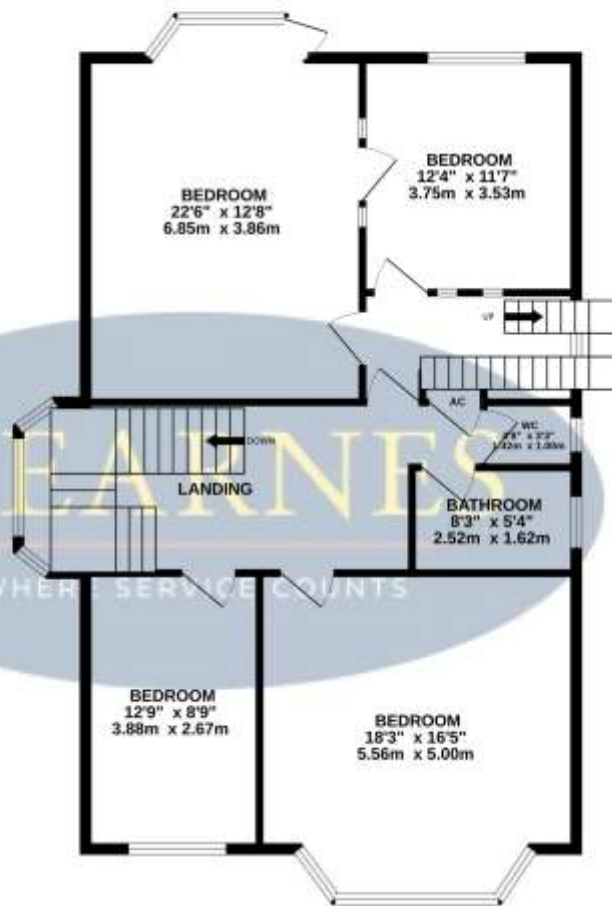
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



2ND FLOOR
576 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 2675 sq.ft. (248.5 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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