



**HEARNES**  
WHERE SERVICE COUNTS

An impressive five-bedroom detached house in a prime location in the much sought after road Erpingham Road, within easy reach of Westbourne, Bournemouth Town Centre, the beautiful Coy Pond and Bournemouth Gardens along with easy access to transport links including mainline train station. The property offers three reception rooms, four bath shower rooms and a double garage. The property is situated on an exceptional plot with the opportunity for further modernisation and updating.

A well-appointed UPVC conservatory gives access to the entrance hall and all ground floor accommodation with stairs rising to the first floor. The spacious sitting room benefits from a large window with sliding doors leading onto the rear garden. There are three/four reception rooms all offering plenty of space and pleasant outlooks. Two are currently used as home offices, the third is a dining room overlooking the rear garden and bedroom five could also be utilised as another reception room. The modern kitchen is fitted with a range of base and eye level units with integrated fridge/freezer, dishwasher, double ovens and hob, also providing access to a utility room that leads to the garden and the property's double garage. Completing the downstairs accommodation is a modern shower room comprising of a shower enclosure, WC and hand wash basin.

On the first floor a large landing gives access to four double bedrooms. The master bedroom is a particularly large double room with integrated wardrobes and access a spacious en-suite bath/shower room. Bedroom two is another fantastic double with en-suite including a separate shower enclosure, WC and Basin. Bedrooms three and four are all double in size and served by a separate family bathroom fitted with bath, separate shower enclosure, bidet, WC and wash basin.

The property occupies an extensive and dynamic plot of which is mainly laid to level lawn, a patio area adjoins the rear of the property ideal for entertaining. Furthermore, there is a large garden shed and double garage with up and over door. The property also benefits from a water softener and solar panels producing approximately £2,000 per annum.

**COUNCIL TAX BAND: F**                      **EPC: C**

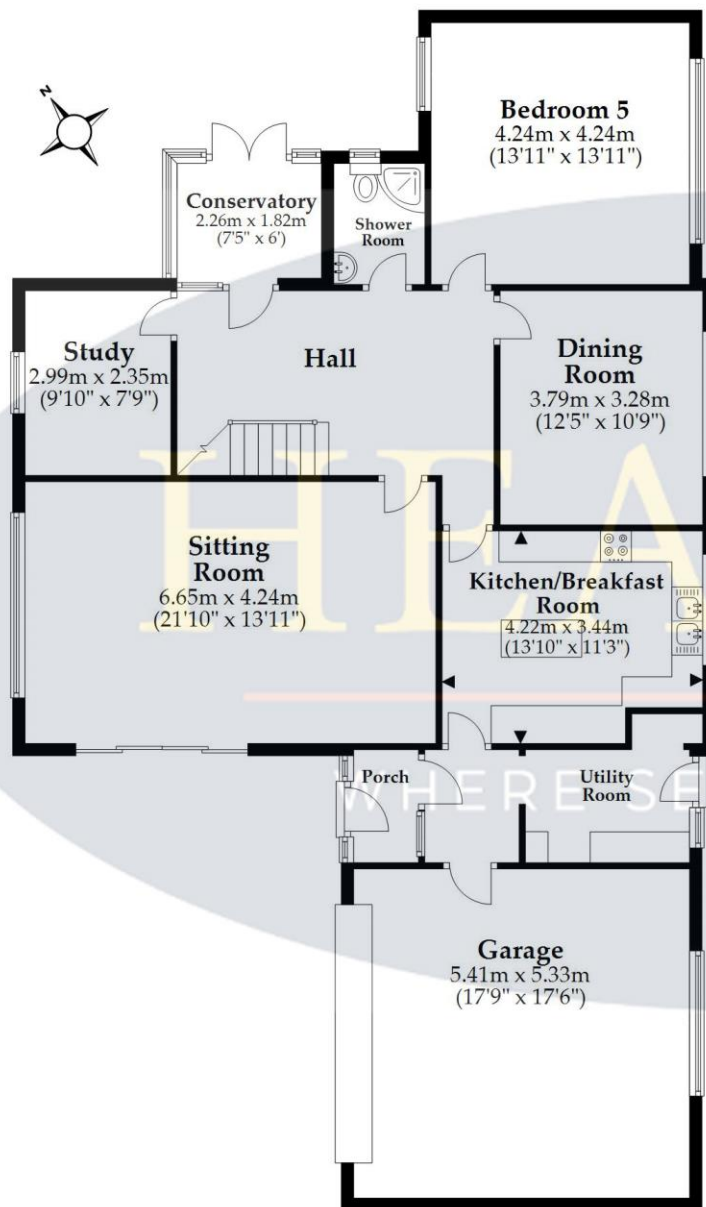
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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





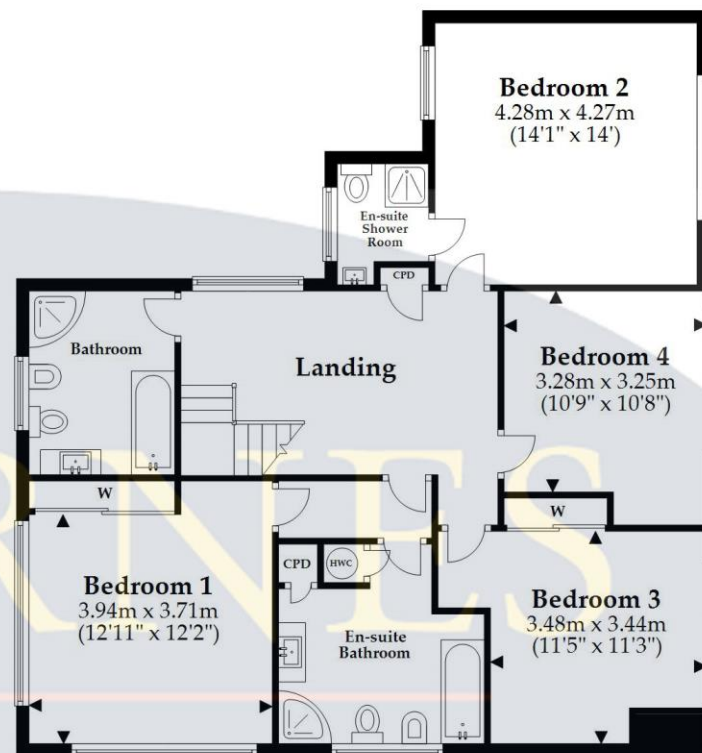
## Ground Floor

Approx. 147.2 sq. metres (1584.9 sq. feet)



## First Floor

Approx. 102.3 sq. metres (1101.3 sq. feet)



Total area: approx. 249.6 sq. metres (2686.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







[www.hearnes.com](http://www.hearnes.com)

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: [bournemouth@hearnes.com](mailto:bournemouth@hearnes.com)

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE