



HEARNES

WHERE SERVICE COUNTS

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A substantial five bedroom detached family home situated in a premier location within the highly sought-after area of Queens Park. Located on a secluded plot close to the Golf Course the property provides easy access to the Town Centre, Bournemouth Hospital and transport links. The property benefits from a modern kitchen four reception rooms, four bath/shower rooms, large rear garden with garden lodge and garage.

On entering the property, you are greeted by a welcoming entrance hall with attractive round porthole window providing access to all ground floor accommodation, with stairs rising to both the first and second floors. The spacious dual-aspect living room features double French doors opening onto the rear garden. The modern kitchen is well-appointed with a range of base and eye-level units, integrated appliances, and a contrasting work surface. It flows seamlessly into a dining room overlooking the front aspect, a generous conservatory with garden access, a study, and the integral garage. Completing the ground floor is a cloakroom fitted with a WC and wash basin.

On the first floor, the landing provides access to three bedrooms, two of which benefit from en-suites, along with a family bath/shower room. The primary bedroom is a generous double with a dual aspect, ample space for wardrobes, and access to an en-suite shower room. Bedroom two again with a dual aspect is also a large double, featuring an en-suite with WC, wash basin, and shower enclosure. Bedroom four is a smaller double, served by the family bathroom, which is fitted with a bath, separate shower enclosure, WC, and wash basin.

On the second floor two generous double rooms enjoy views over the rear garden and are served by a modern shower room with walk in shower enclosure, WC and hand wash basin.

To the rear, a beautifully landscaped tiered garden offers multiple seating areas. Steps lead to a raised section with pleasant views and a garden lodge, ideal as a gym, office, or garden room. To the front, there is a secure gated driveway providing ample parking for multiple vehicles, along with access to the garage.

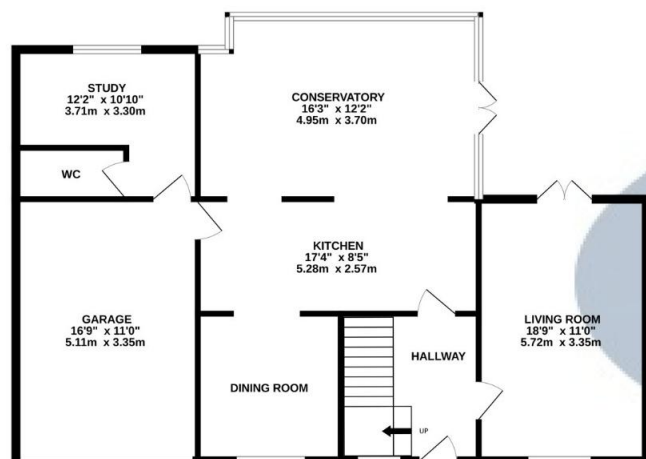
COUNCIL TAX BAND: E

EPC: 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.



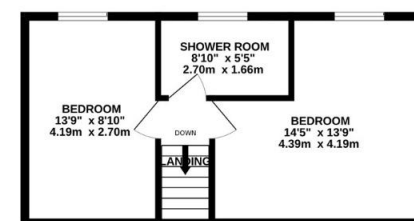
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 1765sq.ft. (164.0 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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