



HEARNES

WHERE SERVICE COUNTS

A stunning and superbly presented three double bedroom detached bungalow located on an elevated plot within a quiet cul de sac location only a moments walk from Bournemouth Town Centre via the beautiful Bournemouth Gardens. The property has been superbly updated and maintained by the current owners and further benefits from two reception rooms, two luxury bath/shower rooms and a high specification kitchen. The property is positioned within landscaped gardens and further benefits from a detached double garage.

On entering the property a welcoming hallway featuring a large storage cupboard leads, via double doors, into an impressive living room offering a pleasant dual aspect outlook and leading to a separate dining room. A high specification kitchen offers a comprehensive range of floor and wall mounted units finished with a Quartz work surface, breakfast bar seating area and comprehensive range of integrated appliances.

The property's three bedrooms are all double in size with the impressive master bedroom benefitting from a luxury en suite bathroom and range of fitted wardrobes. Bedroom two also benefits from fitted wardrobes whilst the accommodation is complete with a further modern fitted shower room.

Externally the property features low maintenance landscaped gardens with a selection of flower and shrub borders and selection of seating areas. There is the further benefit of ample off road parking which leads to a detached double garage.

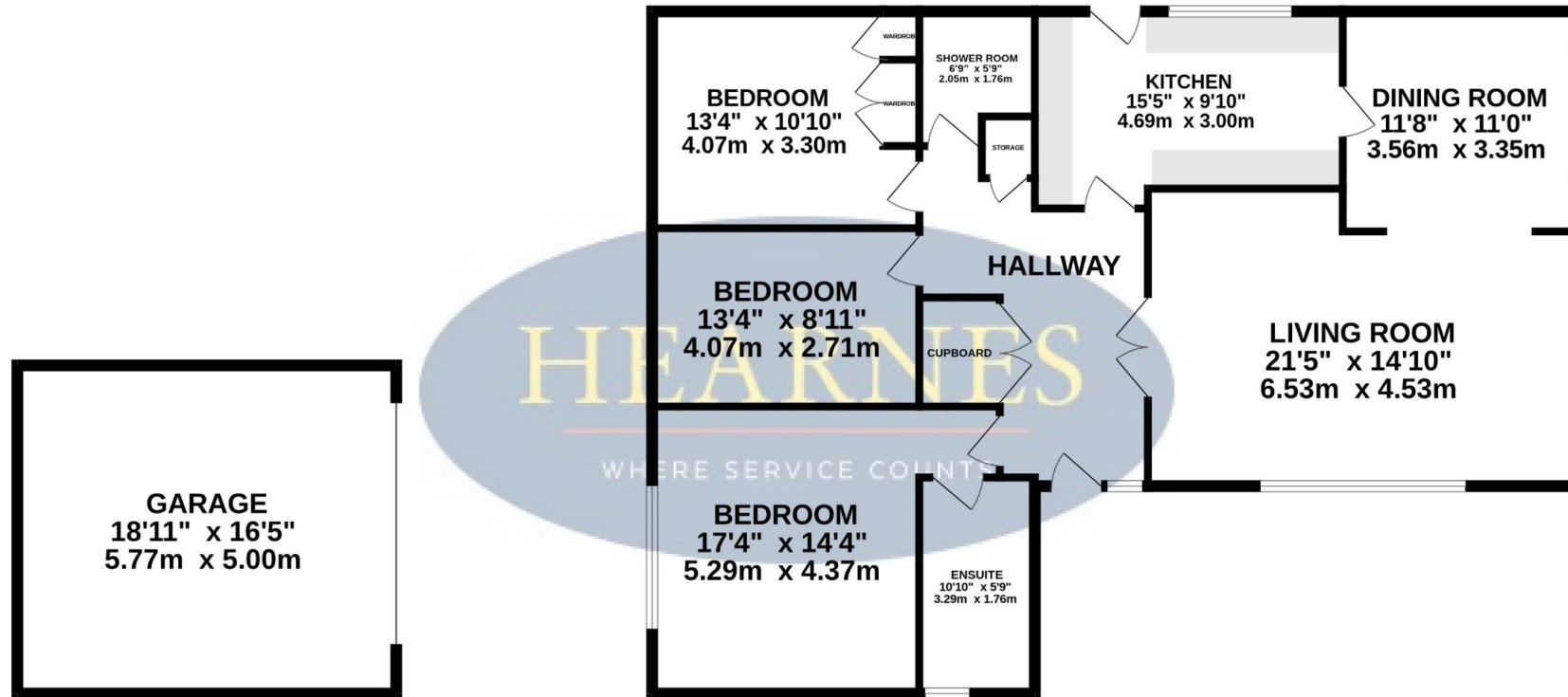
EPC RATING: C

COUNCIL TAX BAND:G

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
1603 sq.ft. (148.9 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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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