



**HEARNES**  
WHERE SERVICE COUNTS

A spacious five bedroom, three bathroom/shower room unusual split level design detached house situated in the premier Queens Park location within a moments walk of the popular Queens Park Golf Course and woodland and easy reach of main transport links and Bournemouth Town Centre. The property has been superbly maintained and updated by the current owners offering a modern kitchen/breakfast room, dining room and large sitting room along with additional garden room, detached garage and ample off road parking.

As you enter the property a bright and welcoming entrance hall with double doors provides access to the dining room and adjoining kitchen/breakfast room which offers a comprehensive range of floor and wall mounted units finished with a contrasting work surfaces and island leads to a separate utility area with ample space for appliances. The kitchen benefits from underfloor heating. A set of stairs leads down to the lower ground floor into an impressive sitting room, with a feature log burner and sliding doors which provide access to large sun terrace. Adjoining the sitting room is a stunning garden room with feature gable window and bifold doors which overlooks the beautifully manicured rear garden. Completing the ground floor accommodation is a large storage cupboard and WC.

Situated on the split level first floor are four of the property's bedrooms, all of which are double in size and all benefit from fitted wardrobes, whilst bedroom five is currently being utilised as an office. The master bedroom benefits from a modern ensuite comprising a wash hand basin, WC and bath with shower over. Completing the first floor accommodation is a luxury family bathroom.

On the second floor is the property's final bedroom which is a generous double and has use of a modern ensuite shower room and provides access to large eaves storage cupboards.

Externally, the property benefits from a large terrace adjoining the rear leading down to a large area of lawn, as well as three outside storage areas. A particular feature of the terrace is an electric awning. To the front of the property an attractive driveway provides comprehensive off road parking and leads to a double garage with an electric door

**EPC: C**

**COUNCIL TAX BAND:G**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest 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.



# Parkway Drive, Queens Park, Bournemouth, BH8

Approximate Area = 2271 sq ft / 210.9 sq m (excludes store)

Garage = 276 sq ft / 25.6 sq m

Outbuilding = 216 sq ft / 20 sq m

Total = 2763 sq ft / 256.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1104945

