



**HEARNES**  
WHERE SERVICE COUNTS

A beautiful six-bedroom, detached character house situated in the highly sought after Queens Park location within easy reach of Bournemouth Town Centre and transport links. The property benefits from a stunning open plan kitchen/dining room, two modern fitted bath/shower rooms, utility room, large wrap around garden and off-road parking. An internal viewing is highly recommended.

On entering the property a welcoming hallway with stained glass windows has stairs leading to the first floor and second floor as well as all ground floor accommodation. A large living room overlooks the front aspect and features a bay window and there is an impressive living room measuring 16'5 x 14'5. To the rear of the property an impressive modern open plan kitchen/breakfast room with breakfast bar and utility room. There is also access to the garden via French doors and recently added log burner in the dining room. Completing the ground floor accommodation is a bathroom comprising a bath, shower, WC and wash hand basin.

Situated on the first floor are four of the property's double bedrooms, all generously sized, with three benefiting from a range of fitted wardrobes. Completing the first-floor accommodation is a modern fitted family bathroom finished with tiled walls and comprising of a WC, wash hand basin, bath and walk in shower enclosure.

Completing the accommodation on the second floor are the two remaining bedrooms one of which benefits from a walk-in wardrobe area plus the landing area is large enough to utilise as an office space.

A particular feature of the property is the spacious corner plot garden being mainly laid to lawn with patio seating area adjoining the rear of the property. To the front of the property a tarmac driveway provides off road parking.

**EPC RATING: D**      **COUNCIL TAX BAND: F**

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.





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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