



**HEARNES**  
WHERE SERVICE COUNTS



A superbly presented three bedroom detached character house situated within a premier residential location on the outskirts of Bournemouth Town Centre, ideally situated in popular school catchments and within easy reach of transport links. The property benefits from a large rear garden, reception room, open plan kitchen/dining room and two luxury bath/shower rooms.

On entering the property a spacious hallway leads into a superbly appointed living room overlooking the front aspect including a feature bay window. An open plan kitchen/dining room is situated at the rear of the property and leads onto the rear garden via double patio doors. The modern fitted kitchen offers a range of floor and eye level units finished with a contrasting work surface and includes a range of integrated appliances comprising a double oven, induction hob with extractor fan over and space for further white goods. A side door from the kitchen also gives access to the rear garden. Completing the ground floor accommodation is a downstairs cloakroom.

The first-floor landing leads to three bedrooms, two of which are generously sized double rooms. The master bedrooms overlooking the rear aspect benefits from an ensuite shower room with WC, hand wash basin and walk-in shower. The remaining two bedrooms are served by a luxury fitted family bathroom finished with fully tiled walls and floor comprising a WC, wash hand basin and bath with shower over.

A particular feature of the property is the spacious rear garden being mainly laid to lawn with a decked seating area adjoining the rear of the property. The front of the property comprises of a carriage driveway with parking for two cars with a side gate that leads down to the private rear garden.

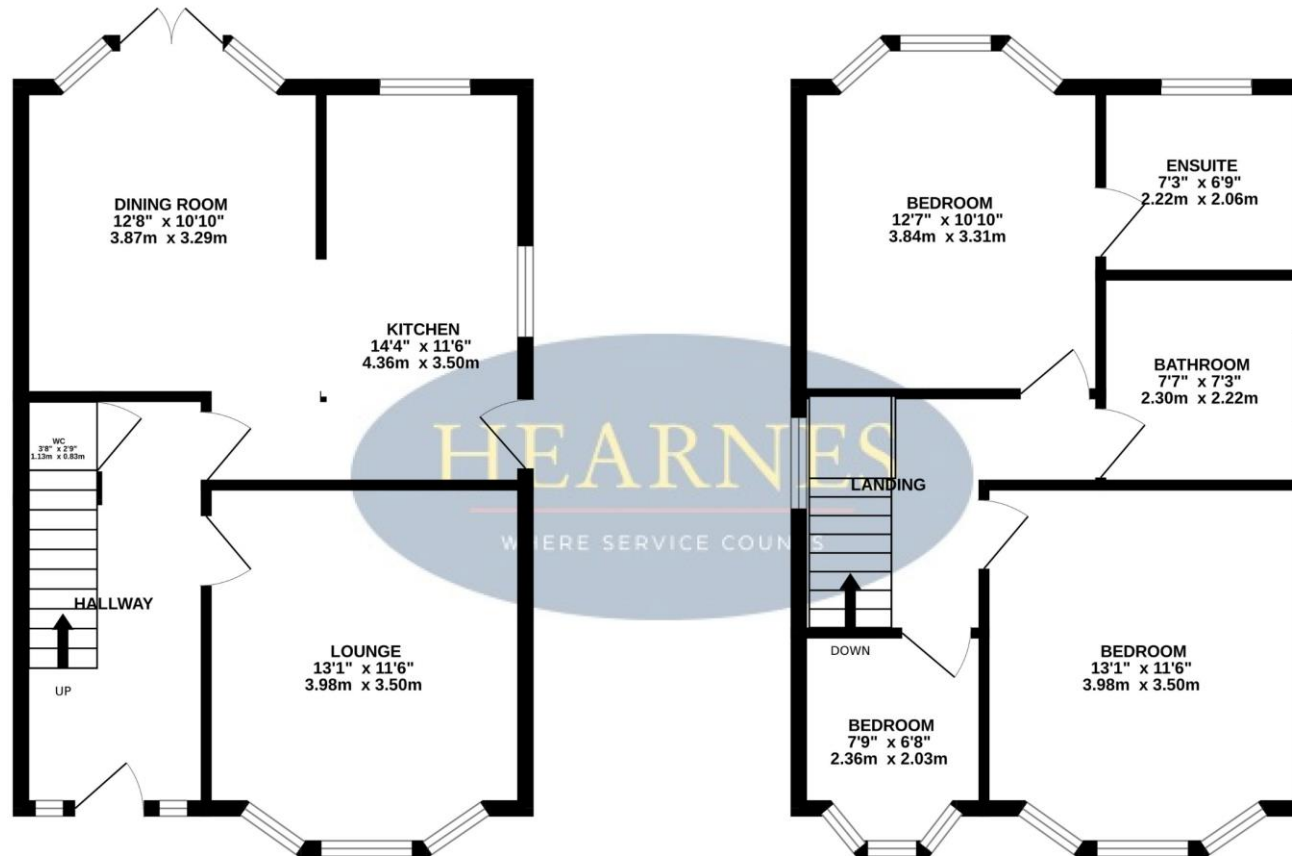
**COUNCIL TAX BAND: D    EPC RATING: D**

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

1ST FLOOR



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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