



A beautifully presented detached three-bedroom home situated in a convenient location just 0.4 miles from Kings Park. The property has been carefully updated and offers well-proportioned accommodation throughout. It lies approximately 2 miles from Bournemouth Town Centre, with its wide range of shops, bars, and restaurants.

On entering, a spacious open hallway provides access to all ground floor rooms and stairs to the first floor. The ground floor includes two generous reception rooms, with the living/dining room featuring a bay window overlooking the front aspect. The bright and airy dining area opens into the modern kitchen/breakfast room, which features a range of base and eye-level units, integrated oven and hob, and a breakfast bar. Double doors from the kitchen lead out onto the garden. A downstairs cloakroom completes the ground floor accommodation, fitted with a WC and wash basin and housing the boiler. A particular feature of the entrance is an impressive tiled feature wall leading up to the first-floor landing.

Upstairs, the landing leads to three double bedrooms and a family bathroom. The primary bedroom, with a feature bay window, is a generous double with space for wardrobes and a dressing/study area. Both the second and third bedrooms are good-sized doubles overlooking the rear aspect. The recently refitted bathroom features a modern three-piece suite, including a bath, WC, and wash basin.

To the rear, the low-maintenance garden is mainly laid to level lawn, with a patio area adjoining the house that is perfect for entertaining. There is an additional useful patio area to the side, ideal for outdoor dining. At the front, a driveway provides parking for one vehicle.

COUNCIL TAX BAND: B

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

FIRST FLOOR



TOTAL FLOOR AREA: 1076sq.ft. (100.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of walls, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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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