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ZONE

**HEARNES**  
WHERE SERVICE COUNTS

A simply stunning detached character home, situated within an enviable location opposite Queens Park Golf Course. The property is conveniently located for both Bournemouth Grammar Schools, the highly well-regarded Park School, as well as Castlepoint Shopping Centre and transport links. Bournemouth Town Centre and its award-winning sandy beaches lie approximately 1.5 miles distant.

A porch gives access to the property providing a cloakroom and storage cupboard and access to the ground floor WC. The porch leads through to a very impressive entrance hallway, which gives access to all ground floor accommodation and stairs rising to the first floor. There is a spacious living/dining room with bay window to front aspect and French doors giving access to the rear garden. A separate reception room to the front of the property makes an ideal study or ground floor double bedroom, with attractive bay window and access to a newly fitted en-suite wet room. To the rear of the property there is a fantastic open plan family/dining/kitchen, with a second set of French doors leading out to the garden. The kitchen is fitted with a range of base and eye level units with polished granite surfaces and a central island unit/breakfast bar with contrasting Quartz top, integrated Neff double ovens/microwave, hob and space for a dishwasher and American fridge/freezer. The family area could easily be used as a dining room. A separate utility/laundry room provides space and plumbing for a washing machine and tumble dryer, has a WC and gives further access to both the garden and the garage, which benefits from a remote electric up and over door.

On the first floor a large galleried landing gives access to four double bedrooms all with recently fitted wardrobes, and a family bathroom. The master bedroom overlooks the rear garden and is served by a sizeable en suite shower room. Bedroom two is another very generous double room, benefitting from a recently fitted en-suite wet room. Bedrooms three and four are also doubles, served by a spacious bathroom with bath, power shower and airing cupboard.

To the rear of the property is a lovely, private southerly Garden. Two very generous patio areas and a level lawn bound by mature hedge and shrub borders. There is also a Grand American Redwood gazebo, garden shed and Cycle store. The front of the property is Block Paved, with an in and out driveway providing off road parking for numerous cars, and accessed via twin remote control electric gates, and a smaller pedestrian gate.

The property also benefits from solar panels, water softener, external power points and close circuit security cameras with comprehensive burglar/fire alarm.

**Council Tax Band: G**

**EPC Rating: B**

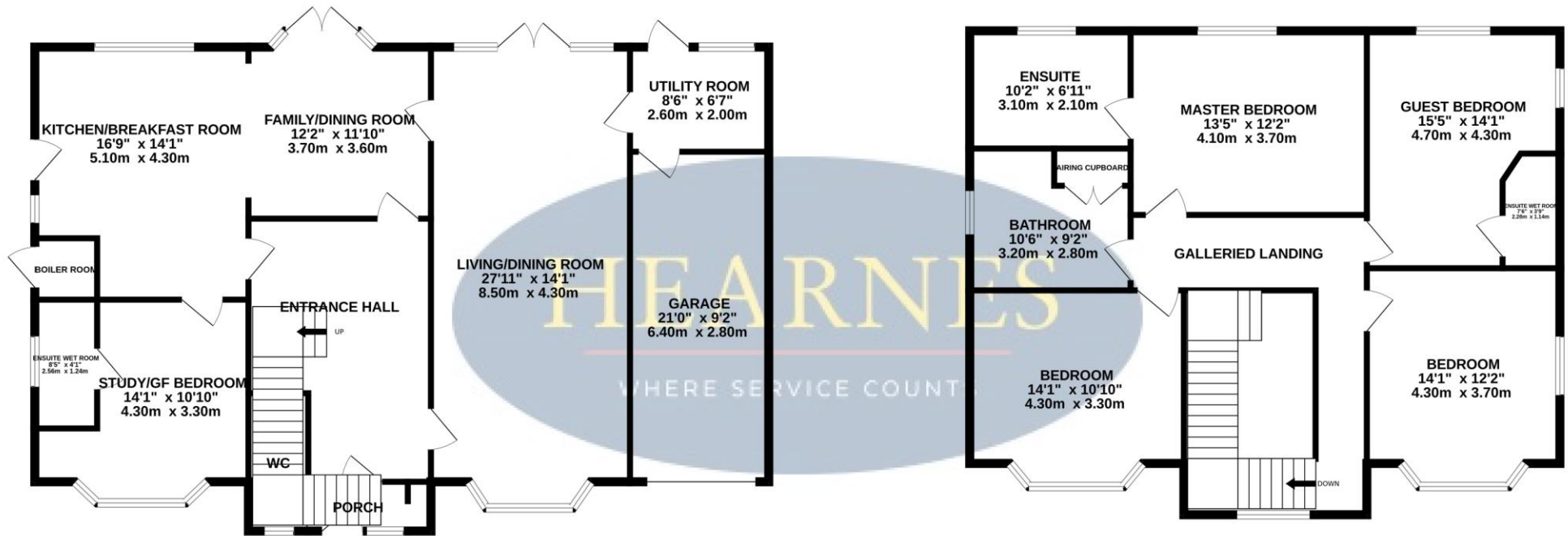
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2465sq.ft. (229.0 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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