



HEARNES
WHERE SERVICE COUNTS

A superbly presented three bedroom detached character house situated within a premier residential location on arguably one of the best roads in the area, ideally situated in popular school catchments and within easy reach of transport links. The property benefits from a lovely rear garden, open plan lounge / dining room, kitchen/breakfast room and luxury bathroom with ground floor w/c.

On entering the property a spacious hallway leads into a superbly appointed living room overlooking the front aspect and including a feature bay window. This sweeps through to a brilliant sized dining room which has double doors to a lovely conservatory which in turn has bi-fold doors out on the rear garden and sky light allowing light to stream in. 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 with hob with extractor fan over and space for further white goods. Completing the ground floor accommodation is a understairs cloakroom.

The first floor landing leads to the three bedrooms, two of which are generously sized double rooms. The master bedroom overlooking the front aspect benefits from a lovely bay window and plenty of room for wardrobes. Bedroom two overlooks the rear garden and has a large built in wardrobe. Bedroom three is a good size single bedroom and looks over the front aspect. A luxury fitted family bathroom finished with a freestanding bath, WC, wash hand basin and double shower completes the accommodation.

A particular feature of the property is the sunny aspect rear garden being mainly laid to lawn with a paved seating area adjoining the rear of the property. The front of the property comprises of a driveway with parking for multiple vehicles and a garage.

COUNCIL TAX BAND: D

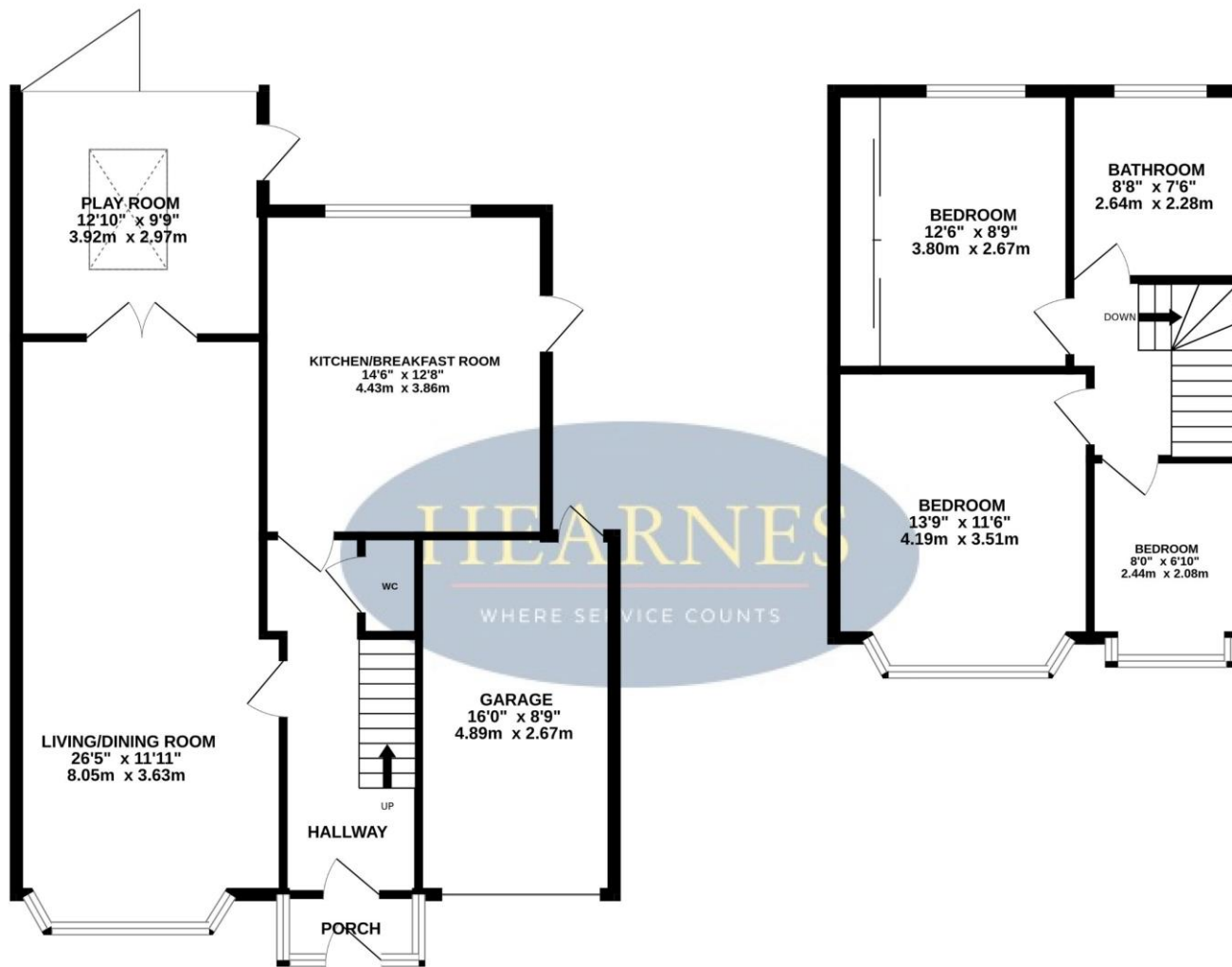
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
863 sq.ft. (80.1 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.4 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.
Made with Metropix ©2024

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

