



HEARNES

WHERE SERVICE COUNTS

A fully refurbished and extended four-bedroom detached character home situated in a premier residential area and within a sought-after school catchment location. Positioned on the outskirts of Bournemouth Town Centre, it offers easy access to award-winning sandy beaches and excellent transport links. The property features an impressive open plan living/dining/kitchen area, a stylish bathroom, garden lodge, and an impressive southerly-facing rear garden.

Upon entering through the new porch, you are welcomed into a spacious entrance hall with a view through to the garden and stairs rising to the first floor. The standout feature of the ground floor is the stunning open-plan kitchen, family and dining area with a sky lantern, overlooking—and giving direct access to—the rear garden via bifolding doors. The high-specification kitchen includes an extensive range of floor and wall-mounted units, a bespoke pantry, space for appliances and a contrasting work surface with a central island and breakfast bar. The living area comfortably accommodates both sofas and a large dining table. From the hallway, a versatile bedroom/reception room with a box-bay window and dressing area enjoys a pleasant front aspect. This thoughtful layout allows the space to work perfectly as a potential annexe. Completing the ground floor is a utility room and an additional shower room.

The first floor comprises three bedrooms. Bedrooms one and two are generously proportioned, with Bedroom one enjoying views over the rear garden and Bedroom two overlooking the front aspect. The floor is completed by a refitted family bathroom, featuring a WC, wash hand basin, and a bath with an over-bath shower.

Externally, the property features a stunning south facing rear garden, predominantly laid to lawn, with a generous patio areas and well-established borders. A detached garden room with power provides the perfect space for a home office or additional accommodation. There is also a garden shed for extra storage.

At the front, a gravel driveway provides off-road parking, complete with electric vehicle charging.

EPC RATING:D

COUNCIL TAX BAND: 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.





TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

