





A beautifully presented three bedroom detached character home, situated on a highly sought-after residential road within a popular school catchment, and conveniently located for Bournemouth Town Centre, local amenities, and excellent transport links. The property has been thoughtfully maintained and styled by the current owners and offers a wonderful blend of original charm and modern living, with a spacious layout and attractive, mature gardens.

On entering the property, a useful porch opens into a welcoming and spacious entrance hall with high ceilings and original features. To the front of the property is a well-proportioned living room with a feature bay window and built-in gas fireplace, providing a cosy yet elegant living space. A second reception room, currently used as an office, also features a large bay window, traditional fireplace, and original flooring, making it ideal as a study, playroom or formal sitting room. To the rear of the property, a superbly appointed kitchen offers a comprehensive range of floor and wall-mounted units with ample work surface space, elevated double ovens, and an electric hob. The kitchen opens into a bright and airy dining area, with exposed brick walls and large patio doors providing direct access to the rear garden. Completing the ground floor is a useful downstairs WC.

The first floor is accessed via a spacious landing and comprises three well-proportioned bedrooms. The principal bedroom enjoys a large bay window and ample space for wardrobes. The second bedroom is another generous double, with the third being a comfortable single both overlooking the rear aspect. A modern family bathroom features a fully tiled finish with a bath and shower over, WC, and wash hand basin.

Externally, the property benefits from a mature, sunny aspect rear garden, predominantly laid to lawn with well-stocked borders and two patio seating areas ideal for outdoor entertaining. A detached garage with power provides useful storage or potential to convert into additional living space, subject to the necessary consents. The garden also benefits from side access and a gated front driveway providing off road parking. This charming and versatile home is ideally suited to family living and internal viewing is highly recommended to appreciate all it has to offer.

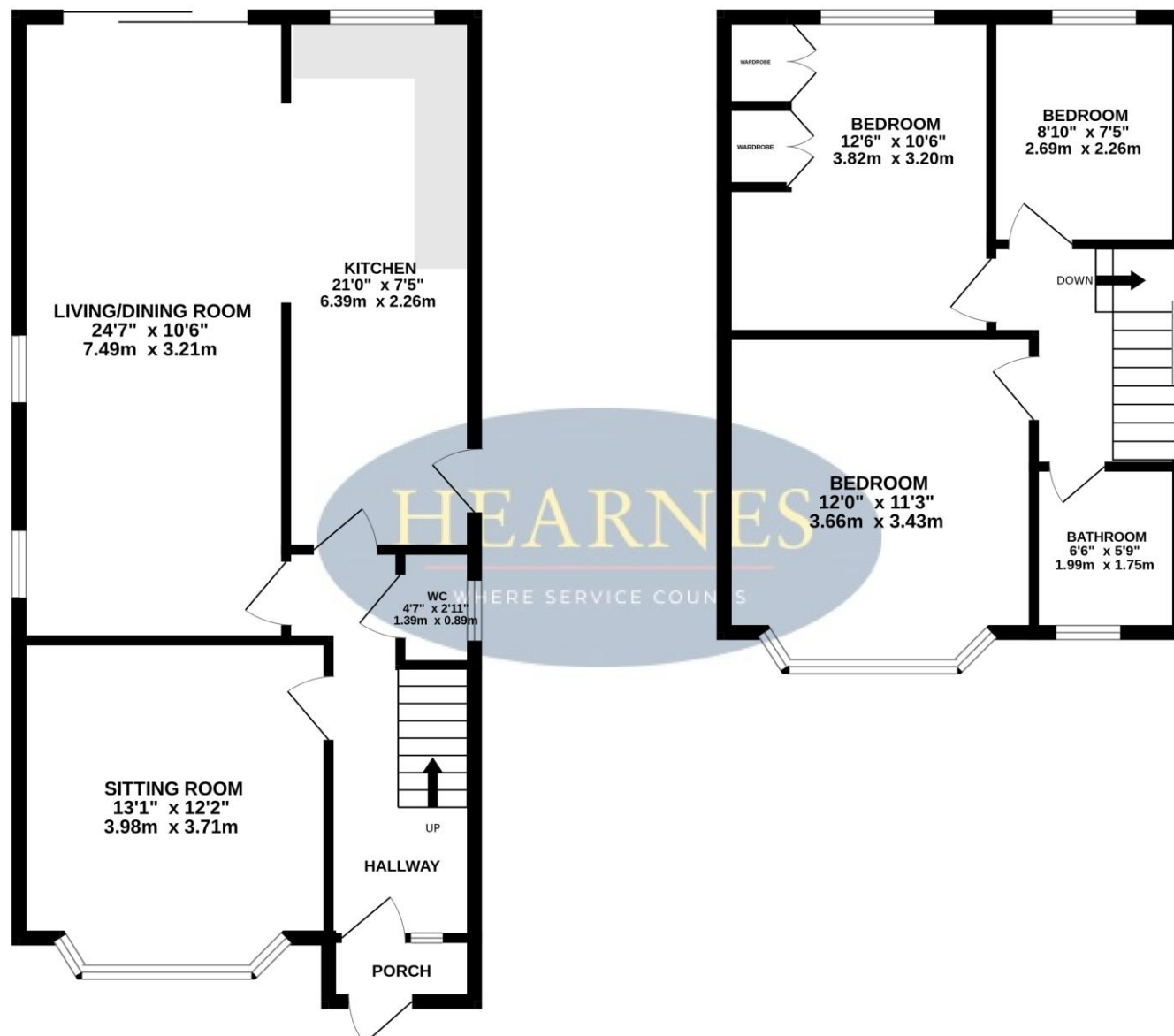
**COUNCIL TAX BAND: D    EPC RATING: D**

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  
675 sq.ft. (62.7 sq.m.) approx.

FIRST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



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