



HEARNES
WHERE SERVICE COUNTS

An impressive four double bedroom detached home located only moments from Bournemouth Town Centre and the award winning sandy beaches at Durley Chine along with the popular restaurants pots including Brasserie Blanc and Bournemouth's only 5* Hotel, The Nici. There is also easy access to the A338 and a mainline train station. The property has been superbly maintained and updated by the current owner offering spacious and superbly laid out accommodation, approaching 2400 sq ft whilst benefitting from a beautiful kitchen/breakfast room and separate study. The house was originally constructed in 2007 but features a range of characterful features whilst featuring a sunny aspect rear garden, electric gates leading to off road parking and a garage.

On entering the property you are instantly met with the feeling of space and light with the impressive entrance hallway, with staircase leading to the first floor landing, opening via double doors into a large living room which overlooks and provides access to the rear garden and also offering a feature fireplace. A stunning kitchen/dining room overlooks the front aspect with feature bay window whilst a comprehensive range of floor and wall mounted units is finished with a solid wood work surface, ample space for kitchen appliances and leads to a separate utility room. Completing the ground floor accommodation is a study and WC. The whole of the ground floor benefits from underfloor heating.

Situated on the first floor are the property's four bedrooms, all of which are generously sized double rooms with the superbly appointed master bedroom suite featuring a comprehensive range of fitted wardrobes and luxury en-suite shower room. Completing the accommodation is a further, modern fitted family bathroom.

Externally the property features a private, sunny aspect rear garden being mainly laid to lawn with a large patio seating area offering an ideal outdoor dining and entertainment area. Electrically operated gates to the front provides access to an attractive block paved driveway offering ample off road parking and leading to a garage with fully opening doors to the front and rear.

EPC RATING: C

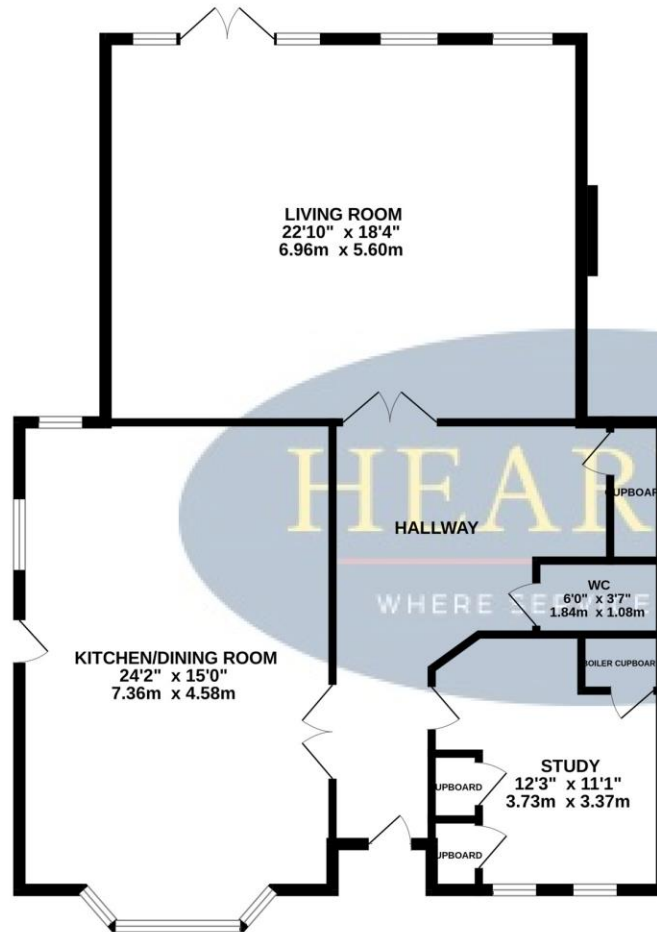
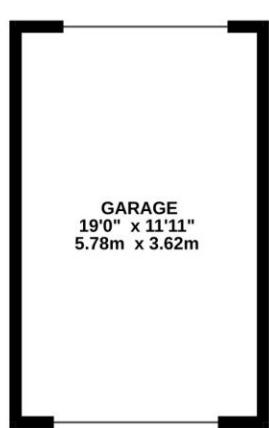
COUNCIL TAX BAND: G

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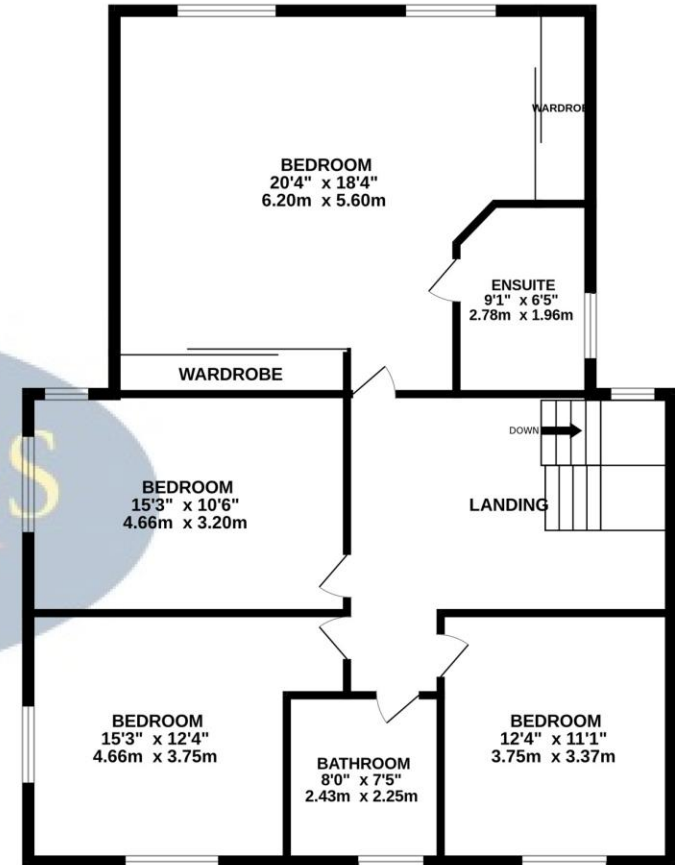




GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 2449 sq.ft. (227.5 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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