



**HEARNES**

WHERE SERVICE COUNTS

A well presented detached character home in the sought after Queens Park area, just a moments walk from Queens Park Golf Course and main transport links. The property benefits from four/five bedrooms, a bright and spacious living room and an open plan kitchen/breakfast room, along with a southerly facing garden, garage and impressive chalet style shed.

On entering the property an impressive bright and spacious entrance hall, with striking flooring which is currently being utilised as a storage/office space. The entrance hall, with stairs leading to the first floor provides access to all ground floor accommodation. To the front a large reception room has a feature bay window. A living room with doors opening onto the garden is situated at the rear of the property and benefits from many original features. A kitchen/breakfast room offers a comprehensive range of floor and wall mounted units with a matching work surface, feature breakfast bar and space for a dining table, along with underfloor heating. Completing the ground floor accommodation is a WC.

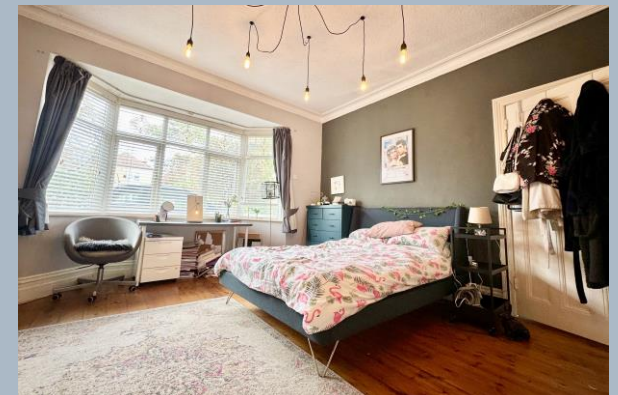
Situated on the first floor are the property's four bedrooms. All of which are double in size and have suitable space for storage. Completing the first floor accommodation is a bathroom and additional shower room. Both of which are a generous size and modern finish.

Externally, the property benefits from a southerly facing rear garden which is mainly laid to lawn. There is a lovely sun terrace and decking area adjoining the rear of the property. The garden benefits from an impressive chalet style storage shed. To the front a paved drive offers off road parking for two vehicles and access to a garage.

**COUNCIL TAX BAND: E**

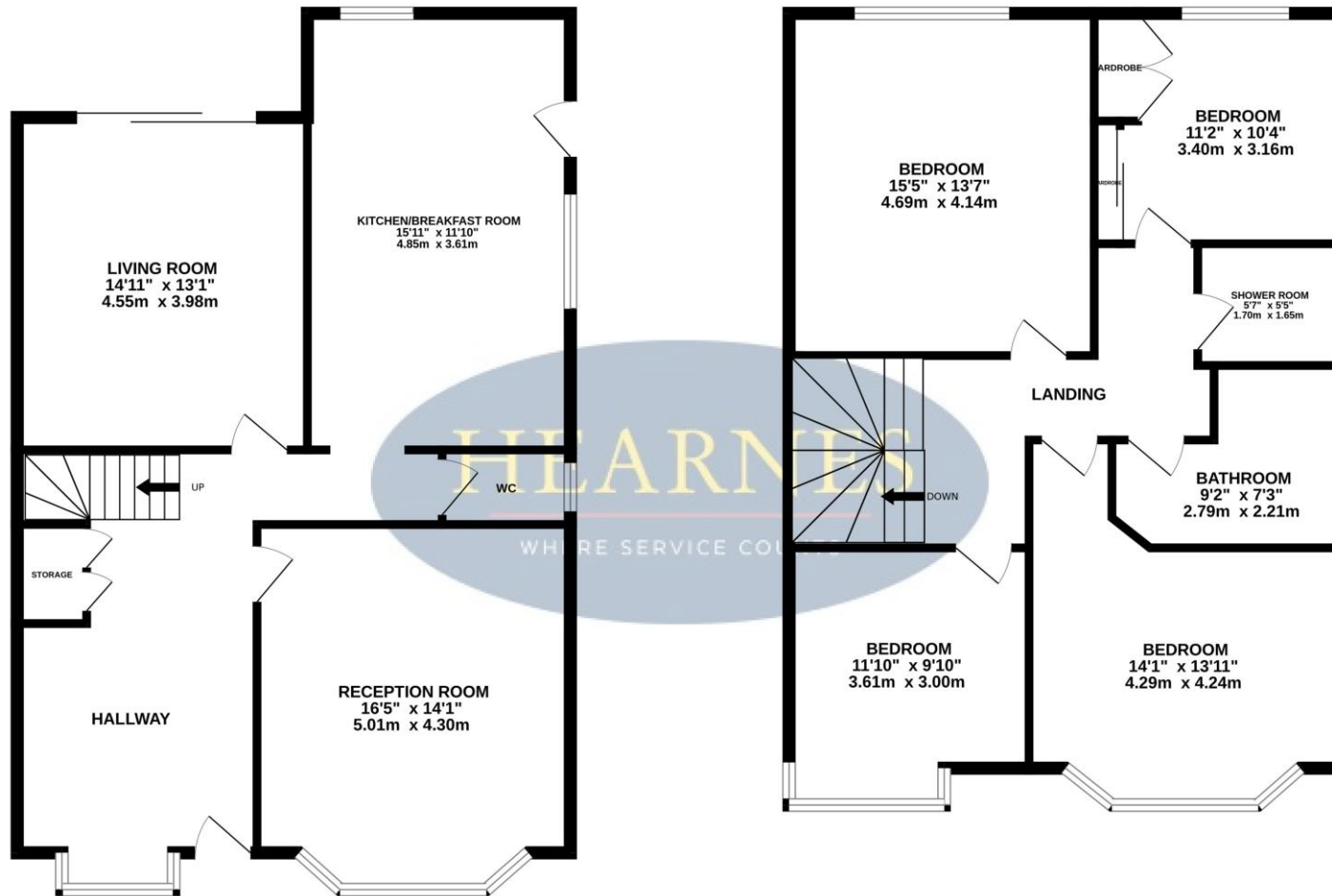
**EPC: D**

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  
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1807sq.ft. (167.9 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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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

