



HEARNES

WHERE SERVICE COUNTS

A superbly presented four-bedroom detached character house, situated on the outskirts of Bournemouth Town Centre within a premier residential and school catchment area. Tastefully updated by the current owners, the property offers two reception rooms, a conservatory, a high-specification kitchen and bathroom, as well as a large rear garden, detached garage, and ample off-road parking.

On entering, a welcoming hallway with a character staircase leads to a spacious living room featuring an attractive media wall overlooking the front aspect. A separate dining room to the rear opens into a conservatory, offering views of and access to the private, sunny rear garden. The high-spec kitchen is fitted with a comprehensive range of floor and wall units, finished with slimline granite work surfaces and integrated appliances. A convenient downstairs WC completes the ground-floor layout, with shutters fitted throughout.

The first-floor landing, highlighted by a feature stained glass window, leads to four generously sized bedrooms. A modern family bathroom with WC, wash hand basin, and bath with shower over completes the accommodation.

Externally, the property benefits from a spacious, sunny rear garden with a large patio seating area adjoining the house and a lawned area to the rear. A secure side gate provides access to both the garage and the south-easterly facing garden. To the front, a block-paved driveway offers ample off-road parking, with double gates leading to a large detached garage.

EPC RATING: D

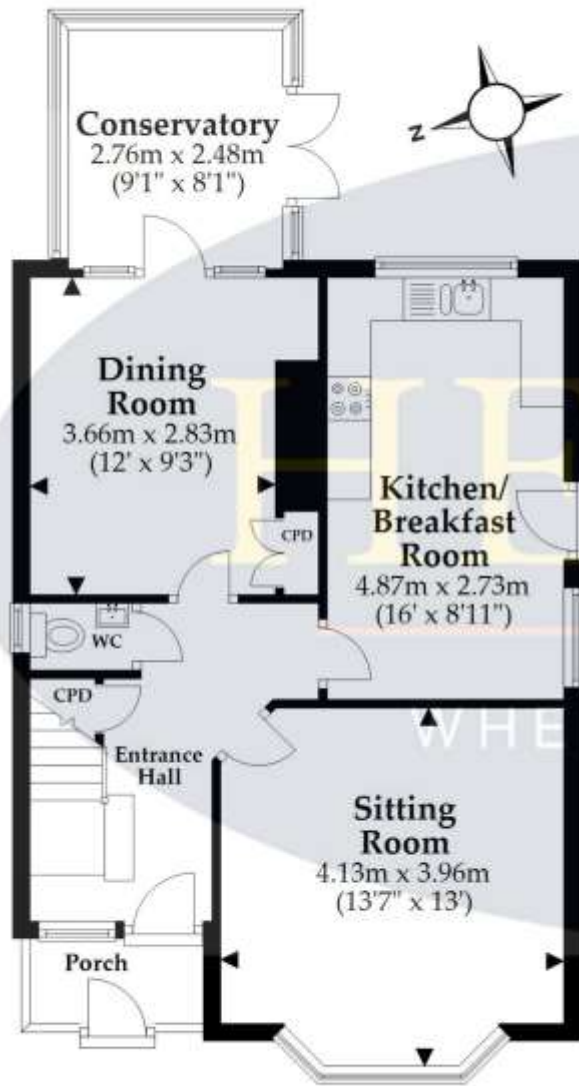
COUNCIL TAX BAND: D

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.



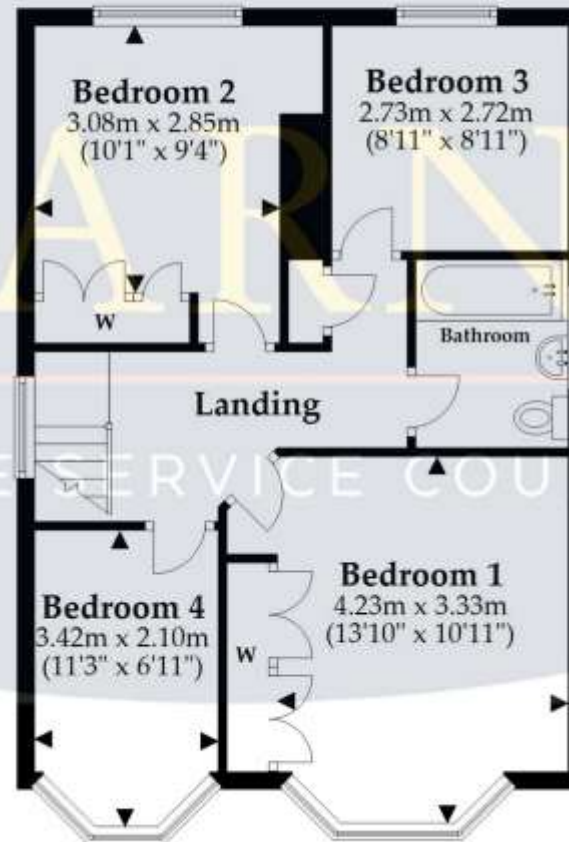
Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



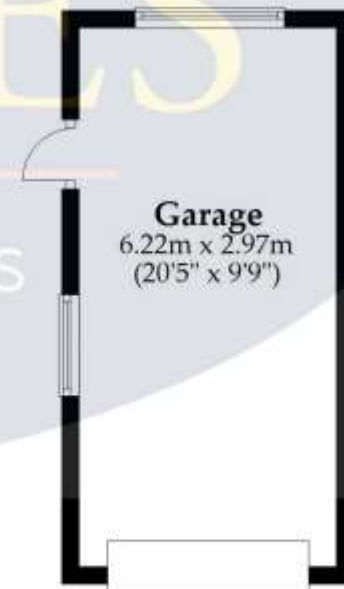
First Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



Garage

Approx. 18.5 sq. metres (198.8 sq. feet)



Total area: approx. 130.4 sq. metres (1403.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



