



HEARNES
WHERE SERVICE COUNTS

A truly stunning, high specification detached character home located in a premier residential location within easy reach of Bournemouth Town Centre. The property offers spacious living accommodation benefitting from a very impressive open plan kitchen/dining/family room. Further features include five double bedrooms, integral garage, ample off-road parking and landscaped sunny aspect garden.

On entering the property a bright and welcoming hallway with stairs leading to the first floor landing opens into an impressive living room with feature bay window overlooking the front aspect. A stunning open plan kitchen/family/dining room overlooks and provides access to the rear garden via sliding doors. The kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface. From the kitchen a luxury glass room with ample seating and dining area allows for dining and enjoyment of the garden all year round. The ground floor accommodation is complete with a WC, integral garage and utility room.

Situated on the first-floor landing are three bedrooms, all of which are generously sized double rooms. The master bedroom is an impressive double room with walk in wardrobe and luxury ensuite comprised of bath with shower over, separate shower enclosure, WC and hand wash basin. Bedrooms two and three benefit from integrated wardrobes. A modern family bathroom with shower over bath, WC and hand basin completes the first-floor accommodation.

On the second floor two further double bedrooms are served by a modern shower room.

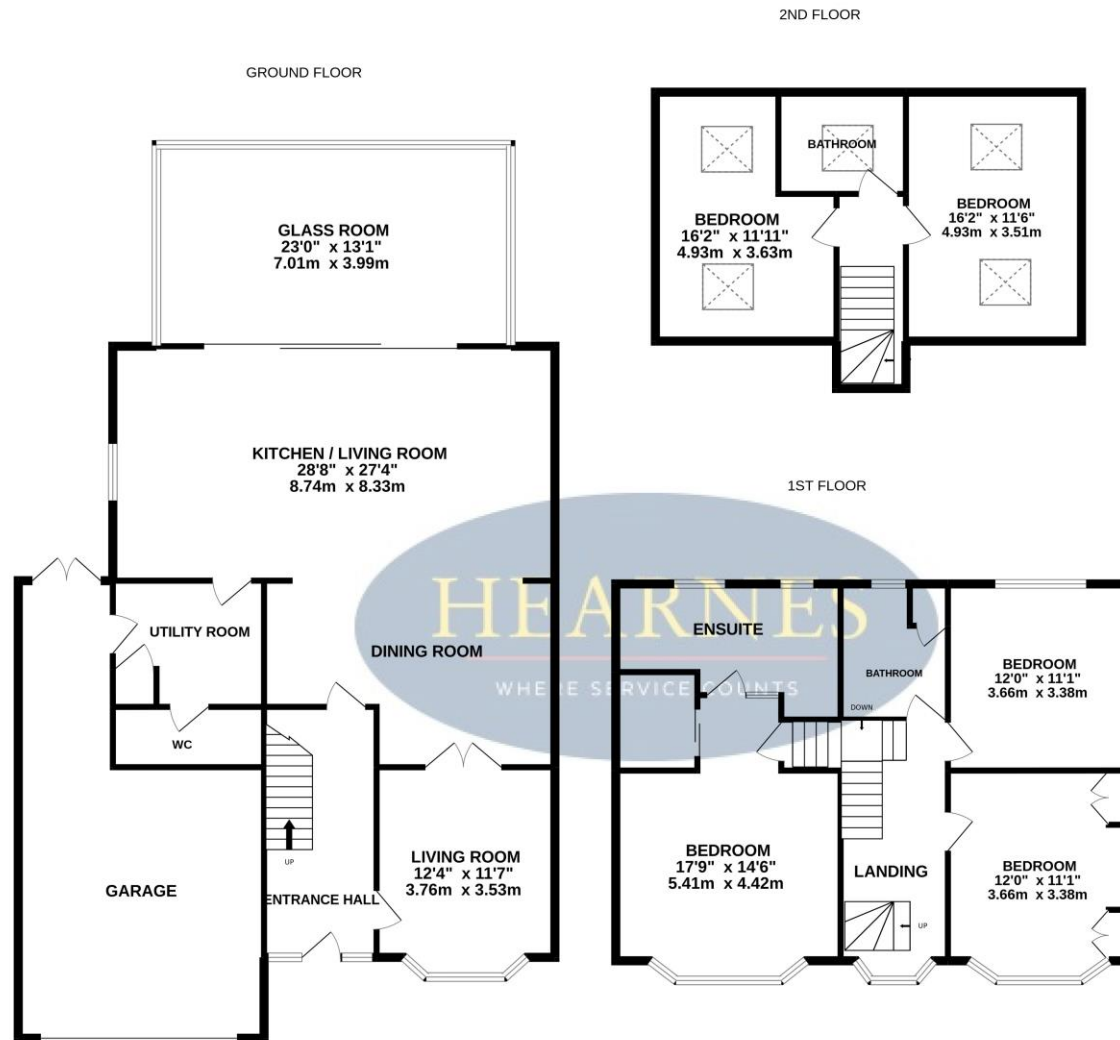
A particular feature of the property is the stunning landscaped rear garden being laid to artificial lawn with a range of established flower, shrub borders and resin patio areas perfect for al fresco dining. A large cabin with power, would make an ideal home office or games room. Secure double gates provide access to the rear of the garden from Winston Road and could be used for additional vehicle parking. To the front a recently laid resin driveway provides ample off-road parking and access to the garage with adjoining artificial lawn.

COUNCIL TAX BAND: E

EPC RATING: 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.





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

