



HEARNES

WHERE SERVICE COUNTS

A superbly presented four bedroom detached character home located in the highly sought after Queens Park location and only a moments walk to the ever popular Queens Park Golf Course whilst also being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owners and further benefits from two spacious reception rooms, modern fitted kitchen and garden room whilst also featuring ample off road parking, garage and a sunny aspect, private rear garden.

On entering the property a spacious entrance porch opens into a welcoming entrance hall, with stairs leading to the first floor landing. An impressive living room overlooks and provides access to the rear garden whilst there is also the benefit of a separate dining room which overlooks the front aspect. A separate, modern fitted kitchen offers a comprehensive range of fitted floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances. The kitchen also benefits from a separate utility room, side access to the property and leads into a garden room offering a wonderful outlook and access to the garden. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, all of which are generously sized and served by a family bathroom comprising a wash hand basin and bath with shower over along with a separate WC. Also situated on the first floor is a useful, walk in storage cupboard.

Externally the property benefits from a private, sunny aspect rear garden being mainly laid to lawn with a selection of established flower and shrub borders whilst there is also a useful storage shed and generously sized patio seating area adjoining the rear of the property. To the front a shingle driveway provides ample off road parking and leads to a garage.

EPC RATING: C

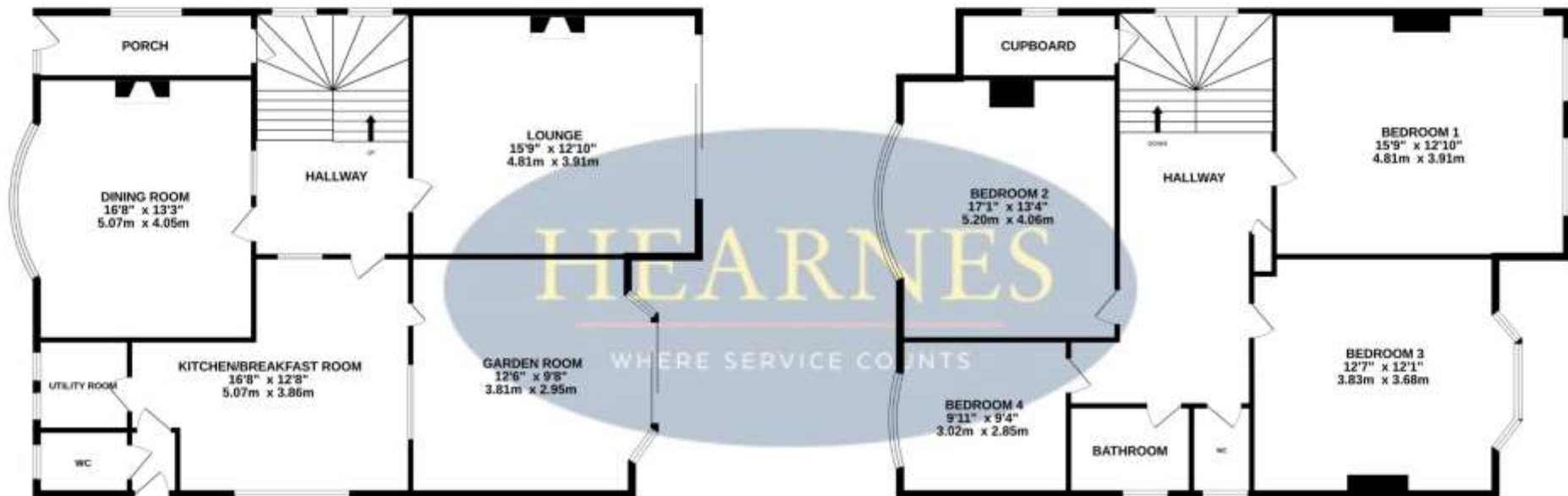
COUNCIL TAX BAND: E

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  
941 sq.ft. (87.4 sq.m.) approx.

1ST FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

