



**HEARNES**  
WHERE SERVICE COUNTS

A superbly presented four double bedroom detached character house located in a popular residential location within easy reach of Bournemouth Town Centre and main transport links. The property has been remodelled by the current owners and features a stunning open plan kitchen/dining/living room with high specification kitchen and bi-folding doors leading onto a private rear garden. The property further benefits from a modern fitted ground floor shower room, ground floor bedroom, separate snug/living room and off road parking.

On entering the property a welcoming hallway, with stairs leading to the first floor landing, opens into a stunning open plan kitchen/dining/living room which overlooks and provides access to the rear garden via bi-folding doors. The high specification kitchen offers ample floor and wall mounted units finished with a matching work surface and breakfast bar seating area. The kitchen leads into a separate snug/living room overlooking the front aspect. The ground floor accommodation is complete with a double bedroom, utility area and modern fitted shower room.

Situated on the first floor is the property's three further bedrooms all of which are double in size. Completing the accommodation is a luxury family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure.

Externally the property features a private, sunny aspect garden being mainly laid to lawn with a large patio seating area adjoining the rear of the property. To the front a block paved driveway provides off road parking.

**EPC RATING: C**

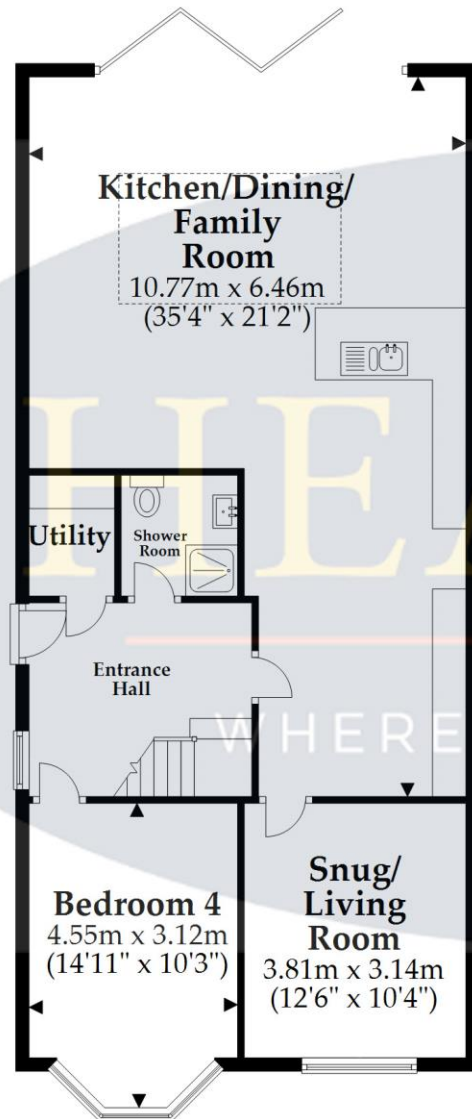
**COUNCIL TAX BAND: C**

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.



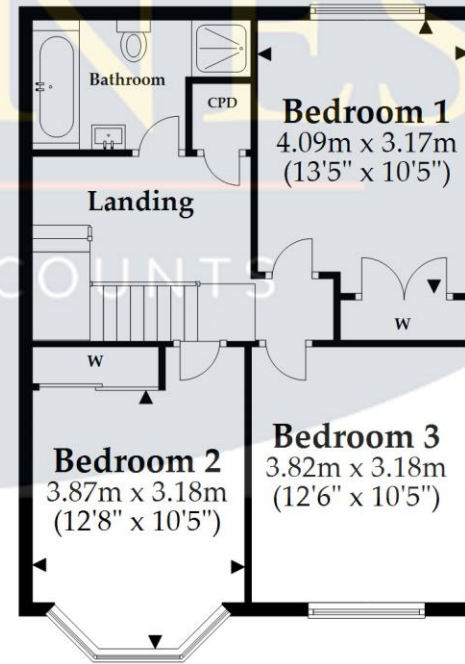
## Ground Floor

Approx. 95.4 sq. metres (1027.3 sq. feet)



## First Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



Total area: approx. 152.6 sq. metres (1642.5 sq. feet)

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



