



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to purchase a beautifully presented detached home, ideally located less than a mile from Westbourne Village, which offers an excellent selection of local shops, cafés, bars and restaurants. The larger town of Bournemouth is approximately 1.5 miles away, providing a wider range of high street shops and access to award-winning sandy beaches, which can be reached via a pleasant 25-minute walk through Bournemouth Gardens.

Upon entering the property, a welcoming entrance hall provides access to all ground floor accommodation, featuring attractive black-style internal doors, a useful storage cupboard and stairs rising to the first floor. To the rear of the house is an impressive living room with sliding doors opening onto the southerly-facing rear garden. To the front is a high-specification open-plan kitchen/dining room with a box bay window, fitted with a comprehensive range of base and eye-level units, quartz worktops, integrated oven, hob, fridge/freezer and dishwasher and a large built in pantry/larder together with space for a large dining table and chairs. Completing the ground floor is a practical utility room with space for a washing machine and tumble dryer, as well as a cloakroom with WC and wash basin.

On the first floor, the landing leads to three bedrooms and a family bathroom. The principal bedroom is a generous double room with fitted wardrobes and access to a stylish re-fitted en-suite comprising a shower enclosure, WC and wash basin. Bedroom two is a further double room, while bedroom three is a small double, all served by a modern family bathroom fitted with a bath, WC and wash basin.

To the rear, the property enjoys a beautifully landscaped, low-maintenance and secluded garden with a desirable southerly aspect. A good-sized patio leads via steps to a raised decking area with attractive planted borders and a purpose-built shed. To the front, there is driveway parking for two vehicles and a side access gate leading to the rear garden.

COUNCIL TAX BAND: E

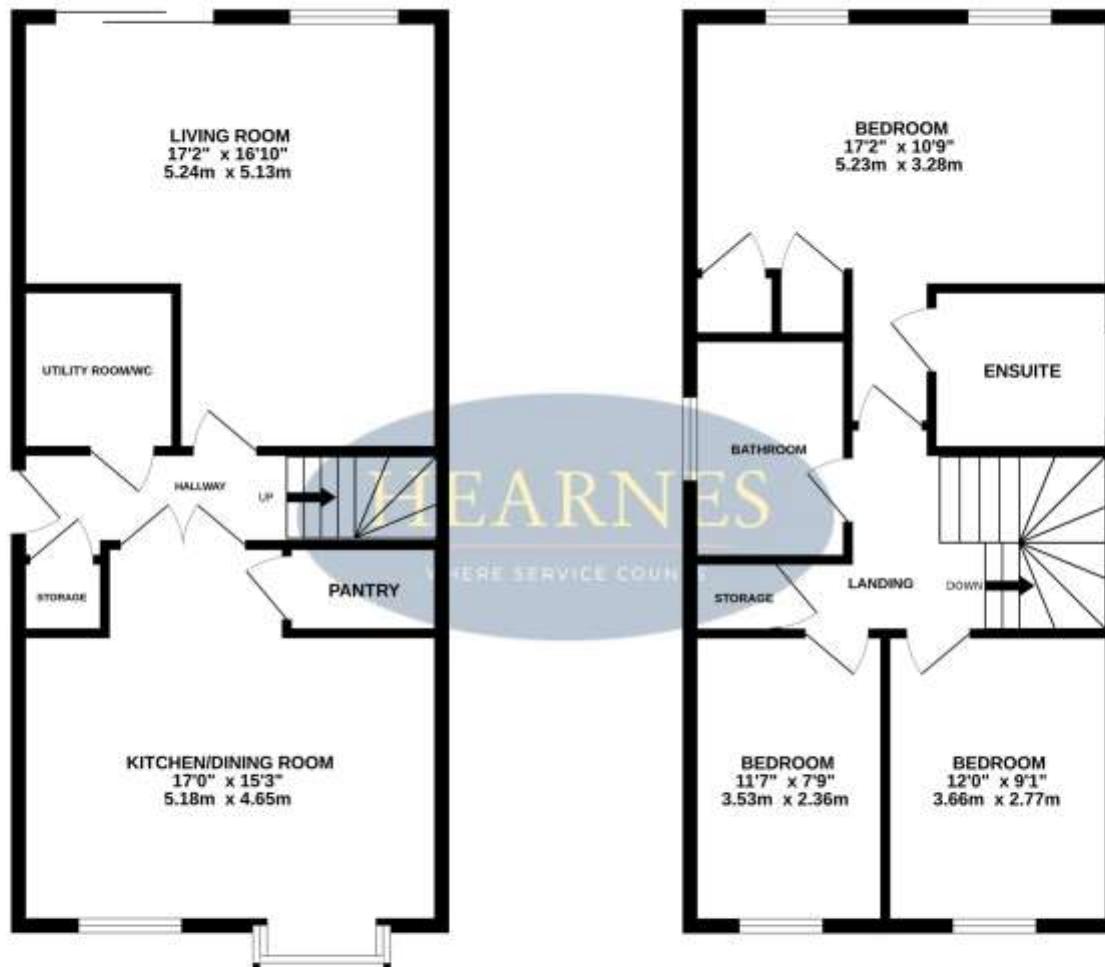
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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

FIRST FLOOR



TOTAL FLOOR AREA: 1225sq ft (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or non-measurement. This plan is for illustrative purposes only and should not be used as facts by any prospective purchaser. The services, systems and fixtures 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

