



FOR SALE  
**HEARNES**  
01202 317311

CAREY ROAD

**HEARNES**  
WHERE SERVICE COUNTS

A substantial four bedroom detached character house located in a premier residential and school catchment location on the outskirts of Bournemouth Town Centre and within easy reach of transport links. The property has been superbly maintained by the current owners and offers generous and flexible accommodation including two spacious reception rooms, open plan kitchen/breakfast room and two modern bath/shower rooms. The property also features a private rear garden with detached garage and off-road parking to both the front and rear.

On entering the property a welcoming hallway, with stairs leading to the first floor landing, provides access to all ground floor accommodation. A dual aspect living room with feature bay window and working fireplace overlooks the front aspect. To the rear a separate dining room benefits from French doors leading onto the secluded rear garden. A spacious kitchen/breakfast room overlooks and provides access to the rear garden. The kitchen offers ample floor and wall mounted units finished with a contrasting work surface, integrated fridge freezer, dishwasher, oven and microwave. The ground floor accommodation is complete with a useful storage cupboard under the stairs with ample space for a WC to be added.

The bright and airy first floor landing provides access to the property's four bedrooms and modern family bathroom. The master bedroom overlooking the front aspect benefits from an ensuite with WC, hand wash basin and shower enclosure. The remaining three bedrooms are served by a modern family bathroom comprising a WC, wash hand basin, bath and separate shower. There is opportunity to extend property further through the loft STPP. The loft space benefits from being fully boarded, fully insulated, whilst having power, a drop-down ladder and Velux window added when the roof was redone in 2021.

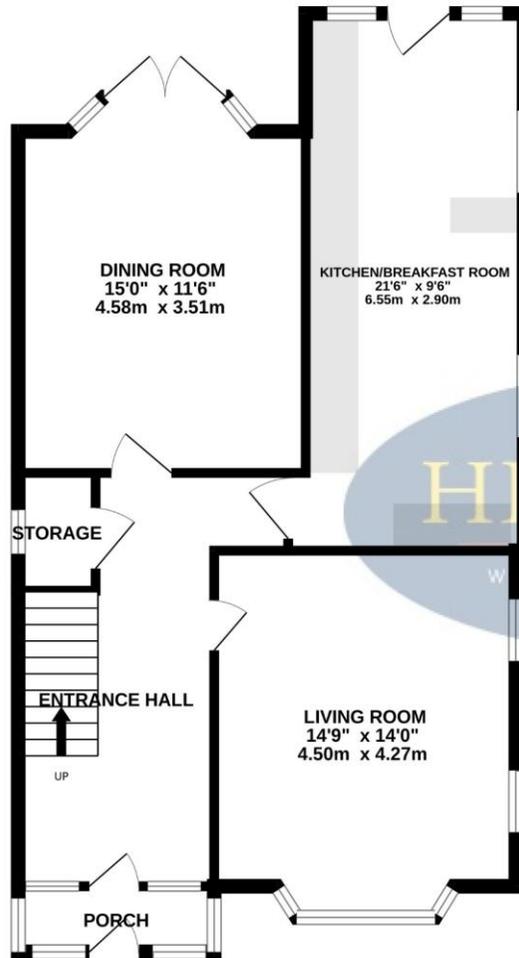
Externally the property features a superbly landscaped, private rear garden with a patio seating area adjoining the rear of the property along with a further seating area to the side of the garden perfect for Al Fresco dining. The remainder of the garden is laid to lawn with a range of attractive flower, shrub borders and pond. To the side of the property a secluded and well-maintained gardening area with beds, space for further storage and access to the front driveway. The rear garden benefits from a detached garage and rear gate leading onto a block paved single parking space. To the front an attractive block paved driveway provides off road parking and access to the side of the property.

**EPC RATING: D    COUNCIL TAX BAND: D**

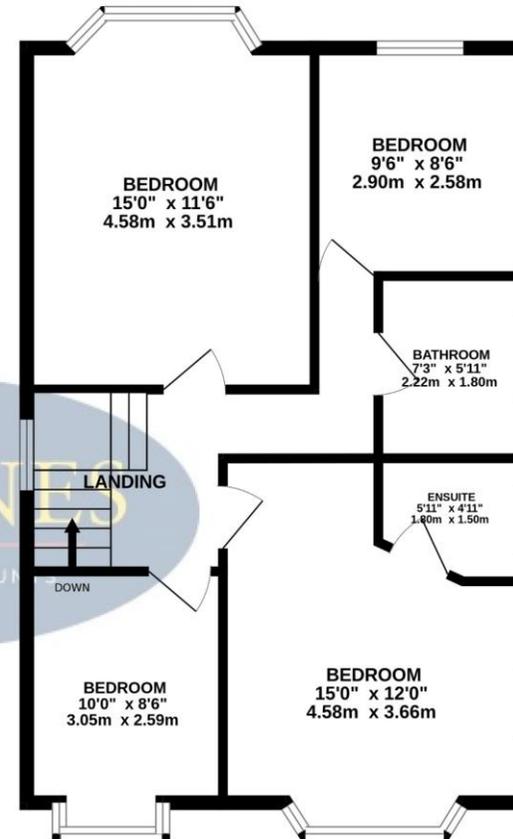
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GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

