



**HEARNES**  
WHERE SERVICE COUNTS



A well presented two double bedroom, two bath/shower room detached chalet home situated on a well sized plot within a popular and convenient location. The property is ideally located on the outskirts of Bournemouth within easy reach of Castlepoint Shopping Centre, Grammar Schools and transport links. The property offers generous living accommodation and benefits from a large kitchen/breakfast room, conservatory, detached garage and driveway.

On entering the property a hallway leads through to a large sitting/dining room with feature bay window overlooking the front aspect. A spacious fitted kitchen/breakfast room is located further down the hallway to the rear which is fitted with a range of floor and eye level units along with space for a full range of kitchen appliances, range cooker and a dining table and chairs. The kitchen leads into a impressive double glazed conservatory overlooking and providing access to the rear garden.

The master bedroom is located via stairs from the dining area features fitted wardrobes and is served by a fitted en-suite shower room comprising a WC, wash hand basin and shower enclosure. On the ground floor bedroom two benefits from fitted wardrobes and a feature bay window overlooking the front aspect. Completing the downstairs accommodation is a bathroom with wash and basin and WC.

The property further benefits from a generously sized rear garden being mainly laid to lawn with a raised decking area adjoining the conservatory. The property also benefits from a detached garage with car port and a block paved driveway providing ample off-road parking for numerous vehicles. Iron gates provide further security to the side of the property. To the front an attractive landscaped garden mainly laid to shingle with attractive shrub borders, numerous palm trees and low-level wall.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

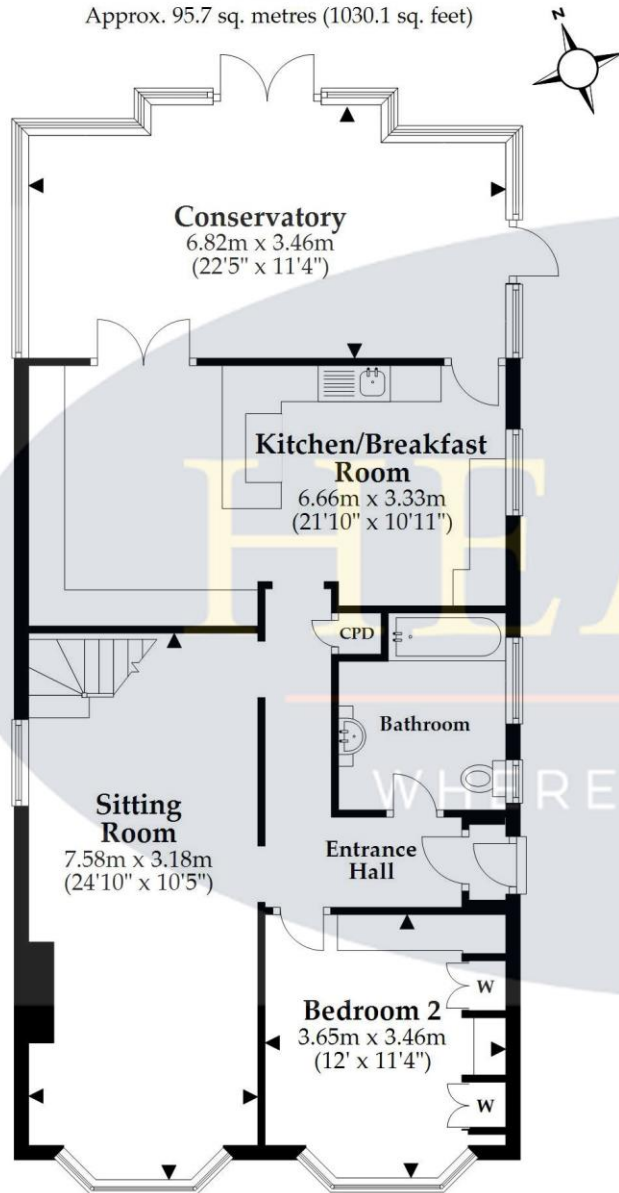
Under Section 21 of the 1979 Estate Agency Act, we hereby declare that the Son of this property works for Hearnes Estate Agents.

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

Approx. 95.7 sq. metres (1030.1 sq. feet)



**Conservatory**  
6.82m x 3.46m  
(22'5" x 11'4")

**Kitchen/Breakfast Room**  
6.66m x 3.33m  
(21'10" x 10'11")

**Sitting Room**  
7.58m x 3.18m  
(24'10" x 10'5")

**Bedroom 2**  
3.65m x 3.46m  
(12' x 11'4")

**Bathroom**

**Entrance Hall**

**CPD**



## First Floor

Approx. 22.5 sq. metres (241.9 sq. feet)



**Eaves Space**

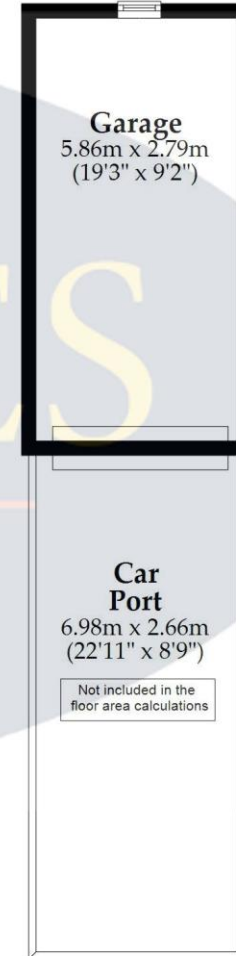
**En-suite Shower Room**

**Bedroom 1**  
4.45m x 3.93m  
(14'7" x 12'11")

**Eaves Space**

## Outbuilding

Approx. 16.3 sq. metres (176.0 sq. feet)



**Garage**  
5.86m x 2.79m  
(19'3" x 9'2")

**Car Port**  
6.98m x 2.66m  
(22'11" x 8'9")

Not included in the floor area calculations

Total area: approx. 134.5 sq. metres (1448.0 sq. feet)

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





