



HEARNES

WHERE SERVICE COUNTS



A well-presented detached character home set on a spacious corner plot in a sought-after residential location, within excellent local school catchment. The property is ideally positioned for access to favoured local schools, shops, and amenities, while being just 3 miles from Bournemouth town centre and its award-winning sandy beaches. A viewing is highly recommended to appreciate the flexible accommodation on offer.

On entering the property through an enclosed porch, the hallway provides access to all ground floor accommodation, with stairs leading to the first floor. There is a spacious reception room/bedroom with an attractive box bay window overlooking the front and side aspects. A generous open-plan living/dining room with bay window overlooks the side of the property and leads through to a modern kitchen. Located at the rear, the kitchen features a range of base and eye-level units, fitted appliances, and provides access to a utility room, WC, and the rear garden via a single door. The ground floor also benefits from useful under-stairs storage. Upstairs, a spacious landing gives access to three double bedrooms and two bath/shower rooms.

The primary bedroom is a generous double with ample space for wardrobes and benefits from a modern en-suite shower room. Bedroom two is another large double room overlooking the side aspect, while bedroom three is a smaller double overlooking the front. The first floor is completed by a modern bath/shower room comprising a bath with shower over, separate shower enclosure, WC, and wash basin.

Externally, the property sits on a generous corner plot and features a well-stocked garden with sheds and a pleasant raised decked area, ideal for outdoor dining. A single gate leads to a smaller driveway which could be converted into further parking by adjusting the current garden layout. To the front, a driveway provides off-road parking.

**COUNCIL TAX BAND: C**

**EPC: D**

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  
765 sq.ft. (71.0 sq.m.) approx.



FIRST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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