



HEARNES
WHERE SERVICE COUNTS

An imposing and substantial six bedroom detached character home offering flexible accommodation situated over three floors. The property is ideally situated in a sought-after residential location of Queens Park within easy reach of Bournemouth Town Centre and transport links. The property benefits from a bespoke open plan kitchen/dining room, spacious living room with log burner, four bath/shower rooms and a landscaped southerly facing rear garden.

On entering the property an impressive entrance hall with Karndean flooring features a box bay window with reading corner and provides access to all ground floor accommodation and feature staircase leading to the first-floor landing. An impressive living room with log burning stove and feature bay window overlooks the front aspect. A particular feature of the property is bespoke open plan kitchen/dining area with engineered Oak flooring offers a full height pantry, comprehensive range of floor and eye level units and finished with a contrasting Silestone worktop. Integrated appliances include fridge, freezers, multifunction oven, combination microwave, five ring gas hob, hidden extractor and Quooker filtered boiling water tap. The dining area with feature fireplace leads onto a conservatory giving access to the rear garden. The ground floor accommodation is complete with a utility room with access to the side of the property and shower room including WC and hand wash basin.

Situated on the first floor are four double bedrooms all of which are double in size. The principle bedroom benefits from fitted wardrobes, hidden dressing area and a luxury ensuite shower room with concealed entrance. Bedroom two enjoys a large south facing bay window whilst bedroom three benefits from a feature fireplace. The first-floor accommodation is complete with a family bath/shower room comprising a free standing bath, oversized shower enclosure, WC and hand wash basin, bath and separate shower enclosure.

On the second floor three bedrooms are served by a family bathroom with WC, hand wash basing and bath with shower over.

Externally a southerly facing rear garden enjoys multiple entertaining spaces including a covered patio with granite worktop and sink with hot and cold running water. To the rear of the garden a pagoda and 'Floating deck' area is positioned over an established pond. The front of the property offers off road parking and leads to a garage.

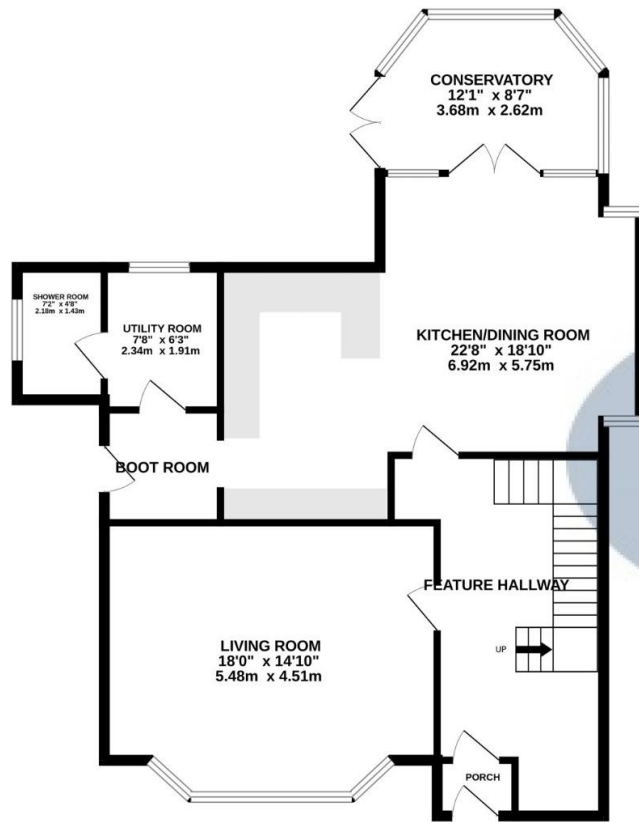
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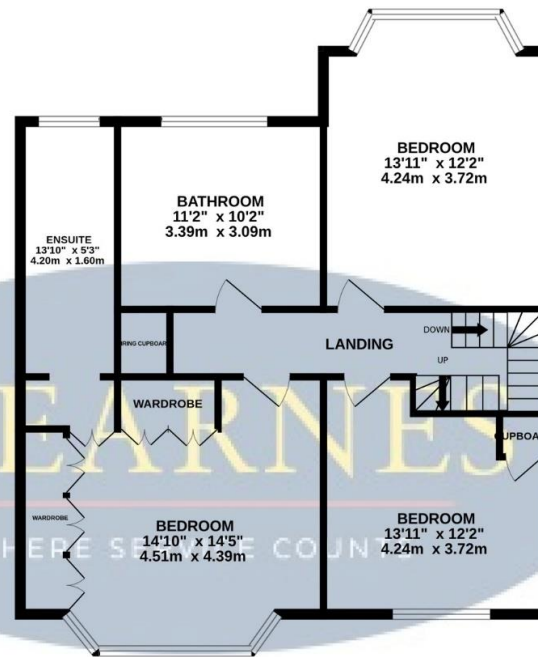
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



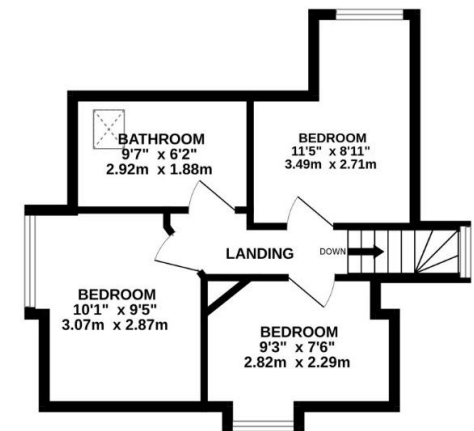
GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 2180 sq.ft. (202.5 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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