



HEARNES
WHERE SERVICE COUNTS

A superbly presented detached home located in the highly sought after Queens Park location within easy reach of Bournemouth Town Centre, main transport links and the popular Queens Park Golf Course. The property has been extensively updated and modernised by the current owners, whilst offering in excess of 1800 sq ft of accommodation, with features including an impressive master bedroom with en suite shower room and southerly facing balcony overlooking the rear garden, a luxury kitchen, spacious living room and garden room along with a utility room and ground floor shower room. The property further benefits from a private, southerly facing rear garden along with ample off road parking and garage.

On entering the property a welcoming entrance hall leads into a spacious living room with feature wood burning stove and opening into a garden room which overlooks and provides access to the rear garden via bi-folding doors. A separate dining room with a feature bay window overlooks the front aspect. A separate, recently fitted kitchen, offers a comprehensive range of floor and wall mounted units finished with a slim line work surface and selection of integrated appliances. The ground floor accommodation also benefits from a separate laundry room, utility room and ground floor shower room along with integral access to the garage which could be utilised and adapted for a self contained living area, subject to the necessary permissions. The ground floor accommodation is complete with a WC and separate study.

Situated on the first floor are the property's four bedrooms, all of which are generous in size with the master bedroom suite benefitting from a range of fitted wardrobes, en suite shower room and access to a balcony offering a pleasant outlook and seating area over the wonderful south facing gardens. The accommodation is complete with a modern fitted family bathroom comprising a wash hand basin, bath and shower enclosure along with a separate WC.

A particular feature of the property is the beautifully appointed rear garden offering a pleasant southerly aspect with large area laid to lawn and complete with a range of established flower and shrub borders. A fixed timber framed seating area offers an ideal area for covered outdoor dining or place for a hot tub whilst there is a further seating area adjoining the rear of the property. To the front a driveway provides ample off road parking and leads to a garage.

EPC: TBC

COUNCIL TAX BAND:F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
1138 sq.ft. (105.7 sq.m.) approx.

FIRST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 1883 sq.ft. (174.9 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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