



An immaculately presented three bedroom cottage style house located in the picturesque Throop Village on the outskirts of Bournemouth whilst being within easy reach of the Town Centre and main transport links and a moments walk to the River Stour with beautiful woodland walks and nature reserve. The property has been superbly maintained and updated by the current owner and benefits from two modern bath/shower room, open plan kitchen/dining area, conservatory and double garage with parking.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a beautifully appointed living area with feature fireplace. The living area opens into an impressive kitchen/dining room which leads to a conservatory providing access to the rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching granite work surface and space for a range of kitchen appliances. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's three bedrooms all of which are generous in size with the master bedroom benefitting from fitted wardrobes and a modern en suite shower room. A further family bathroom completes the accommodation.

Externally the property benefits from a private, sunny aspect rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property. A rear gated access leads to a double garage providing ample additional storage and parking.

EPC RATING:C

COUNCIL TAX BAND: E

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.



DOUBLE GARAGE
334 sq.ft. (31.0 sq.m.) approx.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

FIRST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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