



HEARNES
WHERE SERVICE COUNTS

A superbly presented and extended detached character home located in the premier Queens Park location within easy reach of Castlepoint Shopping Centre, main transport links and Bournemouth Town Centre. Situated within a sought after and highly popular school catchment location the property offers spacious living accommodation featuring an impressive, extended open plan kitchen/dining/family room, three bedrooms, separate living room, ample off road parking and a detached garage.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living room overlooking the front aspect. Double doors open into an impressive open plan kitchen/dining/family room overlooking and leading to the rear garden whilst also benefitting from underfloor heating. The kitchen features a comprehensive range of floor and wall mounted units finished with a matching granite work surface and selection of integrated appliances. The kitchen leads into a separate utility room, with further fitted storage and additional access to the rear garden. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's three bedrooms, two of which are generously double sized rooms. Completing the accommodation is a modern fitted shower room comprising a WC, wash hand basin and large walk in shower.

Externally the property features a private, sunny aspect garden backing onto woodland with a large patio seating area adjoining the rear of the property whilst the remainder of the garden is laid to lawn. To the rear of the garden there is a detached garage with an electrically operated up and over door. To the front a driveway provides ample off road parking.

EPC RATING: C

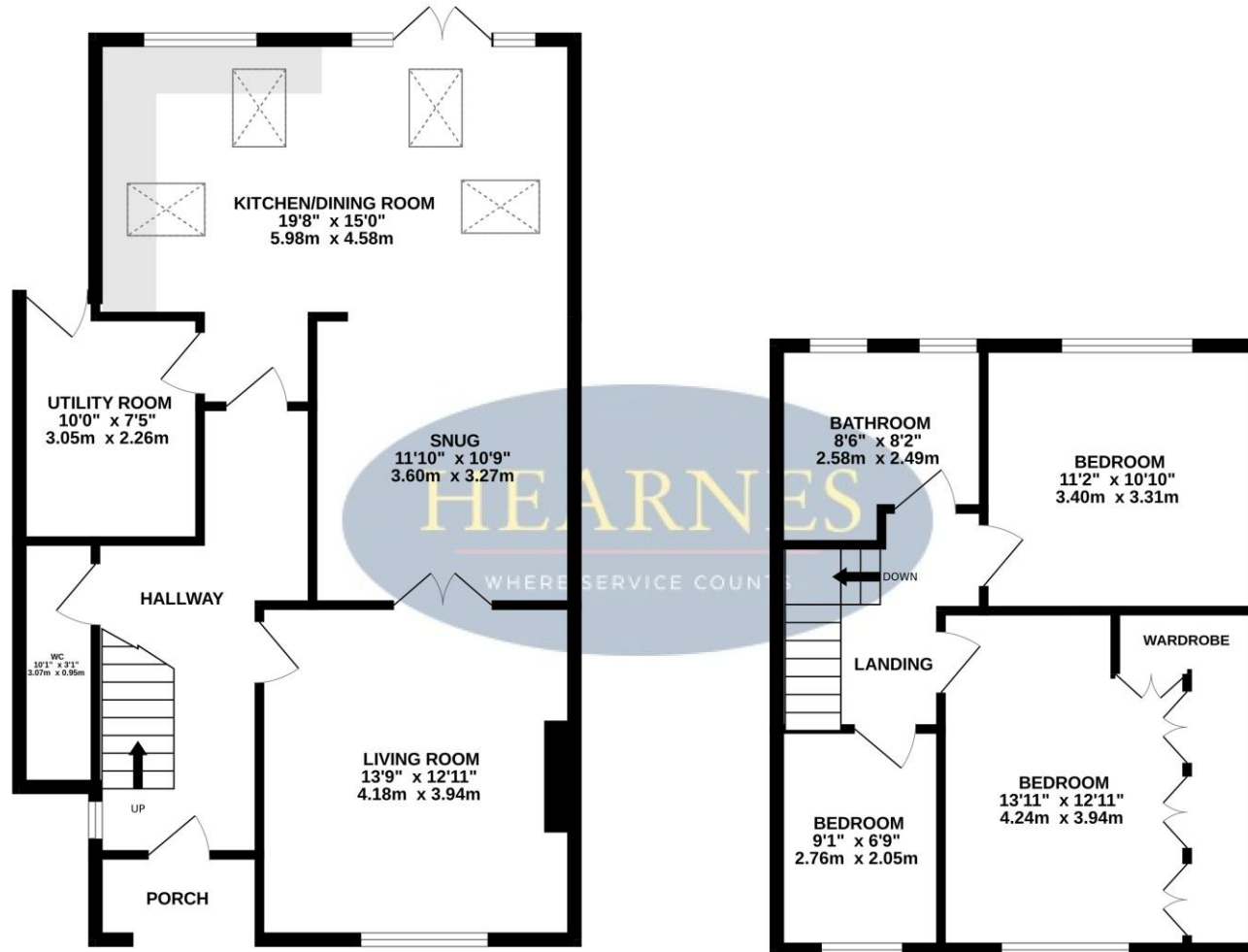
COUNCIL TAX BAND: D

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
783 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

