



HEARNES
WHERE SERVICE COUNTS

A stunning detached home situated within a most sought-after location occupying a private plot moments away from Queens Park Golf Course. The property is conveniently located for both Bournemouth Grammar Schools, the well-regarded Park School as well as Castlepoint shopping centre. Local amenities are within a short walk, whilst Bournemouth Town Centre and its award-winning golden beaches are around two miles away.

On entering the property there is a welcoming hallway offering access to all ground floor accommodation and stairs to the first floor. Beautiful Karndean flooring is laid in the hallway and throughout the ground floor. To the front of the property there is a sitting room with attractive bay window to front aspect and a fitted fire with decorative surround. To the rear of the property there is an impressive, open plan kitchen/dining/living space. The kitchen area is fitted with a range of base and eye level units, polished granite work surfaces and integrated electric oven, hob, microwave, dishwasher and wine cooler. The dining area benefits from twin bi-fold doors leading to the rear garden and two skylights, whilst the living area has two windows to side aspect, either side of a modern inset fire. Completing the ground floor accommodation is a cloakroom fitted with WC and basin.

On the first floor the landing gives access to four bedrooms and a family bathroom. The master bedroom is a good-sized double with a range of built in wardrobes and access to an en-suite, fitted with a modern suite to include shower enclosure, WC and wash basin. Bedrooms three and four are both generous double rooms, also benefitting from built in wardrobes. The fourth bedroom is single in size, with attractive bay window and built in wardrobes. A spacious family bathroom is fitted with a white four-piece suite to include panelled bath, WC, wash basin and bidet, with fully tiled walls and floor.

To the rear of the property there is a neatly landscaped, secluded garden with a south easterly aspect. A patio at the rear abuts the house, offering ample space for entertaining, with the rest of the garden laid to level lawn with mature borders. A particular feature of the garden is a luxury garden room making a perfect office space. To the front of the property there is a block paved driveway, leading to a single garage with electrically operated door, the garage is currently partitioned to offer gym/storage area to the front and a home office to the rear.

COUNCIL TAX BAND: D

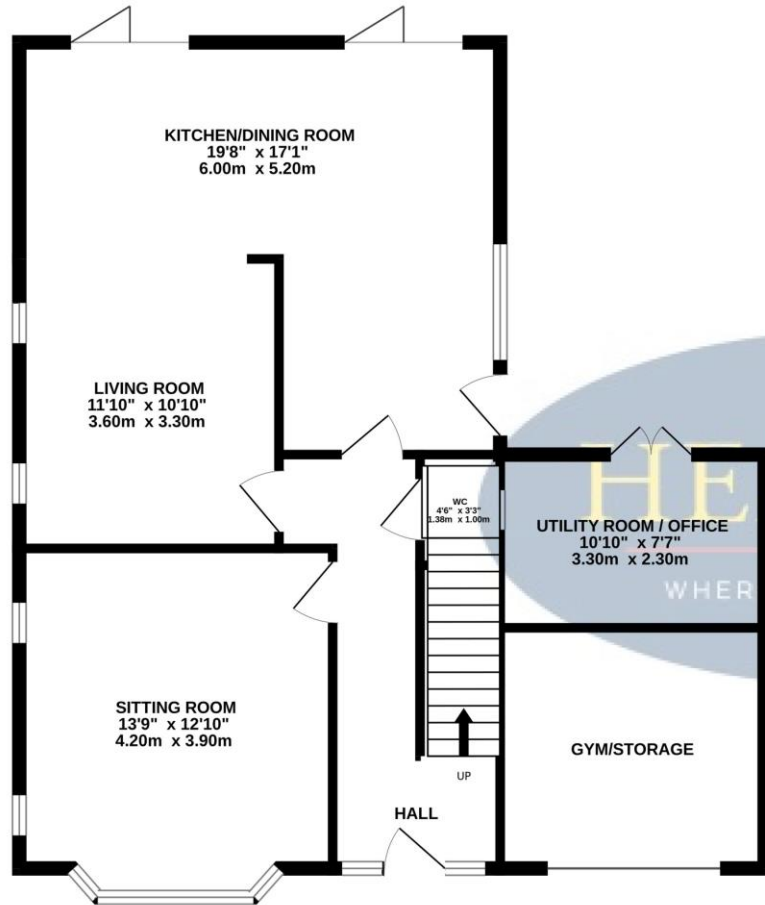
EPC RATING: D

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.

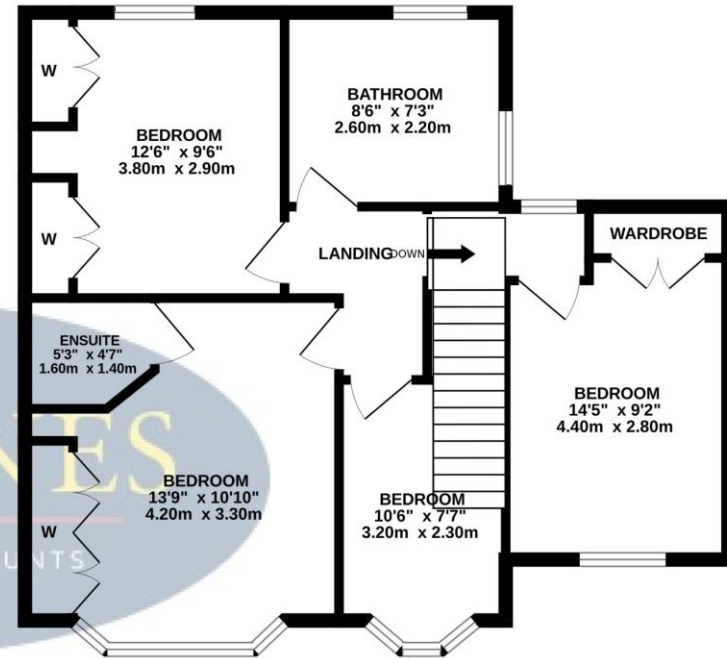




GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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