



HEARNES
WHERE SERVICE COUNTS

A spacious and well-presented family home located in a sought-after residential area, within walking distance of Southbourne, Tuckton and offers easy access to local shops and bus routes to Christchurch and Bournemouth town centres. Benefitting from five bedrooms, two bath/shower rooms, utility, study and two reception rooms. The property is conveniently located near highly regarded local schools, including Stourfield and St James.

Upon entering through the storm porch, you are welcomed into a bright entrance hall with an understairs storage cupboard. The front-facing living room offers ample space for furniture and features a bay window. The utility room, complete with a WC, includes countertop space with cupboards, a sink, and space for both a washing machine and tumble dryer. The dining room, overlooking the rear garden, has ample space for a dining table and chairs. A step down leads to the well-appointed kitchen, which features contrasting stone countertops, base and wall units, a Rangemaster oven with extractor hood, a ceramic Belfast sink, an integrated dishwasher, and space for a fridge/freezer. A central island with storage provides additional counter space, and French doors lead out to the rear garden. Off the kitchen is a study with space for desks and access to the outside.

The first-floor landing gives access to five bedrooms and two bath/shower rooms. The primary bedroom is a spacious double, boasting a bay window overlooking the front aspect. Bedroom two, also facing the front, has an ensuite shower room with a glazed shower enclosure, WC, and washbasin. The recently refitted family bath/shower room is partly tiled and features a walk-in shower, a freestanding bath with a handheld shower, a WC, and a vanity unit with a washbasin.

The rear garden includes a patio adjacent to the house and another raised patio area, ideal for outdoor entertaining, with the remainder of the garden laid to lawn. The front garden is lawned with a path leading to the house, and the driveway on the left side provides parking.

EPC Rating: C

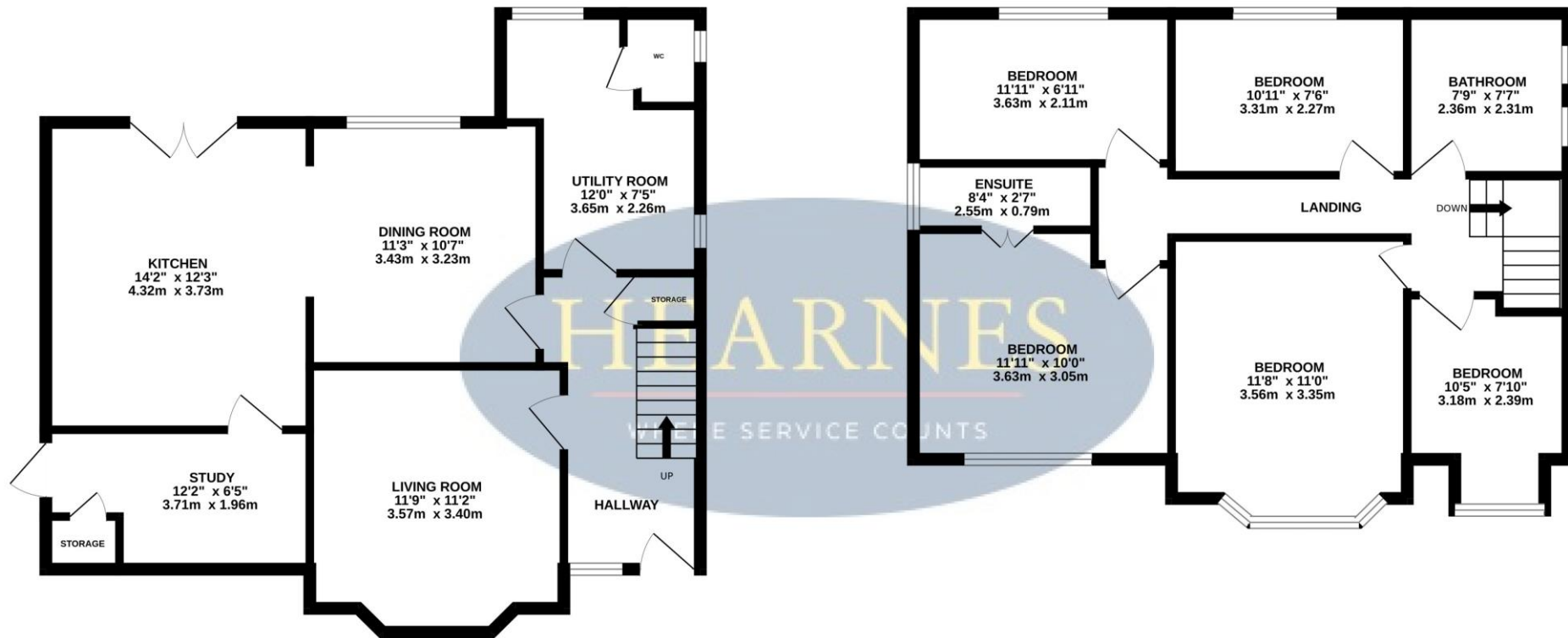
Council Tax Band: E

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.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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

