



HEARNES
WHERE SERVICE COUNTS

A spacious detached new build home finished to an exceptional standard by renowned local developer situated in the highly sought after Queens Park location within a moments walk of Queens Park Golf Course and woodland whilst being within easy reach of Bournemouth Town Centre, main transport links and popular school catchments. This stunning, eco-friendly home, is one of three new build homes situated on a large corner plot within Parkway Drive. This particular house benefits from a private and generously sized wrap around garden, ample off road parking with electric charge port and spacious garage. There is a high specification finish throughout the property with features including Karndean flooring, oak staircase, underfloor heating, zonal LED lighting, luxury bathroom fittings and kitchen fitted by Kitchen Elegance with Quartz work surfaces.

On entering the property a spacious entrance hall, with stairs leading to the first floor, opens via double doors into an impressive living room which overlooks and provides access to the rear garden via bi-folding doors. A particular feature of the house is the stunning kitchen/dining/family room area offering a dual aspect outlook and access to the gardens. The kitchen offers a comprehensive range of fitted units complimented with a matching Quartz work surface, large island unit and range of high quality integrated appliances. Completing the ground floor accommodation is a separate utility room, also with access to the rear garden, along with a WC and integral access to the garden.

Situated on the first floor are the property's four bedrooms, all of which are generously sized double rooms, with the impressive master suite featuring a vaulted ceiling, walk in wardrobe area and luxury en suite shower room. Bedroom two also benefits from its own en suite shower room with the two principal bedrooms enjoying access onto a sunny aspect balcony offering a wonderful outlook. Completing the accommodation is a further high specification family bathroom.

Externally the property features private gardens to the rear and side being mainly laid to lawn with a large seating area adjoining the rear of the property whilst to the front an attractive block paved driveway provides ample off road parking and leads to a garage with electrically operated door.

EPC RATING: TO FOLLOW

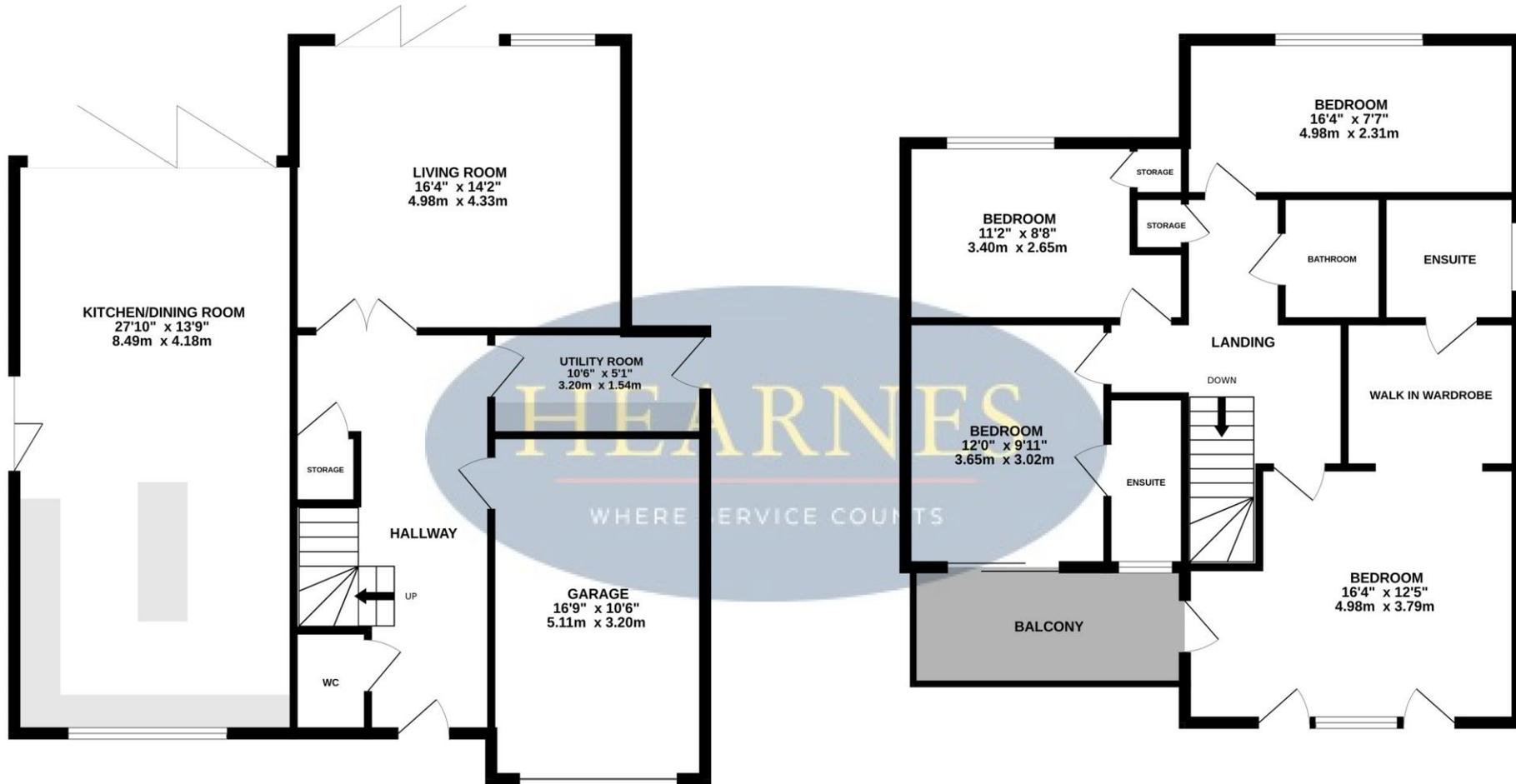
COUNCIL TAX BAND: TO FOLLOW

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
1033 sq.ft. (96.0 sq.m.) approx.

1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 1750sq.ft. (162.6 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

