



HEARNES
WHERE SERVICE COUNTS

A spacious and beautifully presented detached home situated on a popular modern development. The property is set within a quiet crescent, moments from a large green and local park, conveniently located close to Bournemouth Hospital, JP Morgan, less than 2 miles distant from Castle Point Shopping Centre and approximately 4 miles away from Bournemouth Town Centre.

An enclosed porch provides ample space for coats and shoes, with the front door leading through to the hallway. There is a spacious reception hall giving access to all further accommodation and stairs rising to the first floor. A stunning kitchen/breakfast room is located to the rear of the property, re-fitted with a range of base level units under polished granite work surfaces. There is a Rangemaster cooker and service provision for an integrated dishwasher. From the kitchen a converted garage has become a separate utility and storage room with a operational garage door. There is a fitted water softener and space for further white goods. Tri-fold doors from the kitchen lead through to a large conservatory, a fantastic feature of the property, with two sets of French doors leading to the garden. The living room is also to the rear of the property with tri-fold doors leading through to the conservatory and also giving access to a separate study. Completing the ground floor accommodation is a storage cupboard and a luxury cloakroom fitted with WC and wash basin.

A bespoke Neville Johnson oak stair case leads up to the first floor the landing gives access to four bedrooms, a family bathroom, useful storage cupboard and airing cupboard. The principal bedroom is a very spacious double room, with a range of deep fitted wardrobes providing hanging and shelving space. There is access to a luxury designed en suite with rain shower, WC, hand wash basin and blue tooth mood lighting. The remaining three bedrooms are all double in size and are served by a modern bathroom with underfloor heating, boasting bath, oversized shower enclosure, WC and wash basin.

To the rear of the property there is a southerly, secluded garden with patio seating area, summerhouse and lawn. To both sides of the property, a gate provides access to the front of the property which offers a block paved driveway for three vehicles.

COUNCIL TAX BAND: F

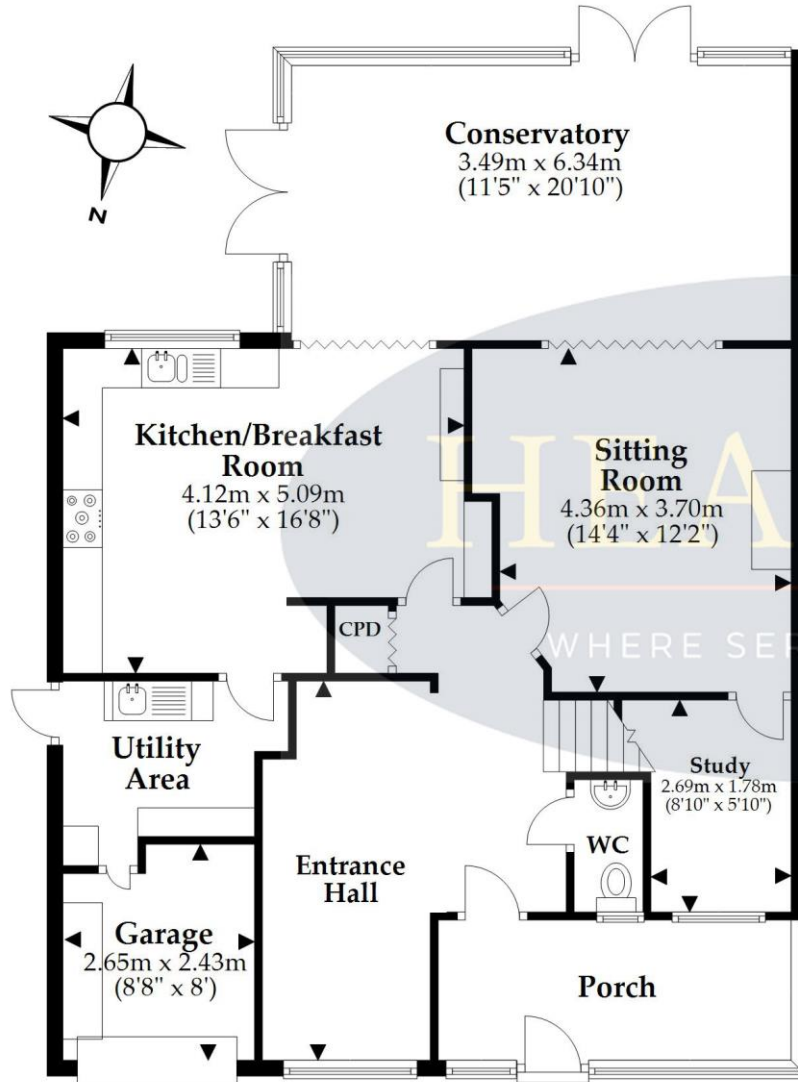
EPC: C

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.



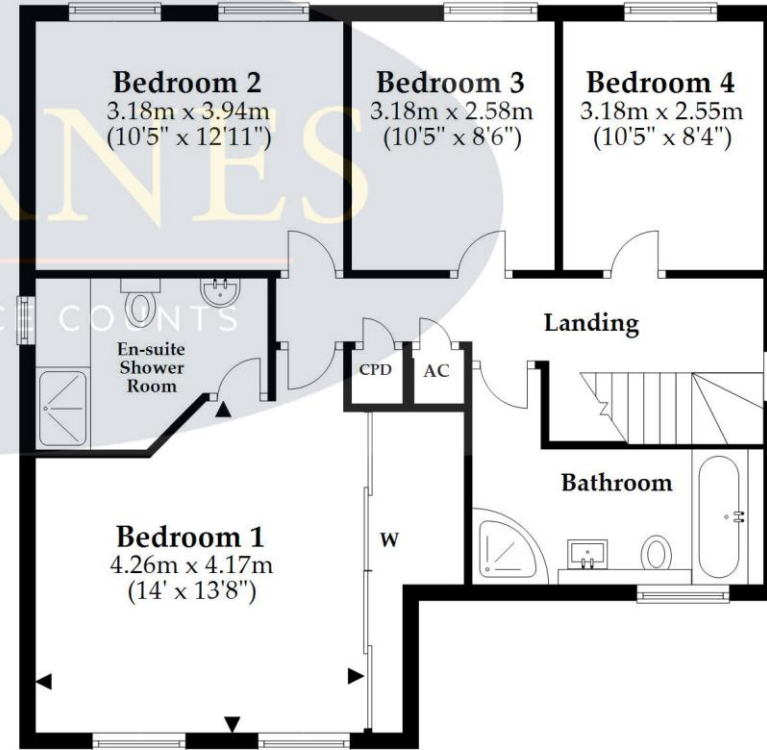
Ground Floor

Approx. 105.8 sq. metres (1139.2 sq. feet)



First Floor

Approx. 75.1 sq. metres (808.4 sq. feet)



Total area: approx. 180.9 sq. metres (1947.6 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



