



HEARNES
WHERE SERVICE COUNTS

A superbly presented four bedroom semi-detached house situated in the sought after Throop location within popular school catchments and easy reach of Throop village and the River Stour. The property benefits from a beautiful open plan living / dining area which has been extended and has bi-fold doors on to the rear garden.

On entering the property, the spacious hallway offer access to the kitchen, which has a range of fitted floor and wall mounted units and space for white goods. To the rear of the property is the amazing open plan living / dining area which has amazing bi-fold doors on to the rear garden and bundles of space for furniture. The ground floor is completed with a formal dining room.

The first floor landing leads to the properties four double bedrooms. All four bedrooms will take double beds and have ample room for storage / wardrobes. The accommodation is complete with a fitted family shower room featuring a modern white suite comprising a WC, wash hand basin and double luxury shower.

A particular feature of the property is the generously sized private rear garden. The rear garden is mainly laid to lawn with a large patio area adjoining the property. There is a garden shed and a second patio area at the end of garden. The front aspect off road parking for two vehicles.

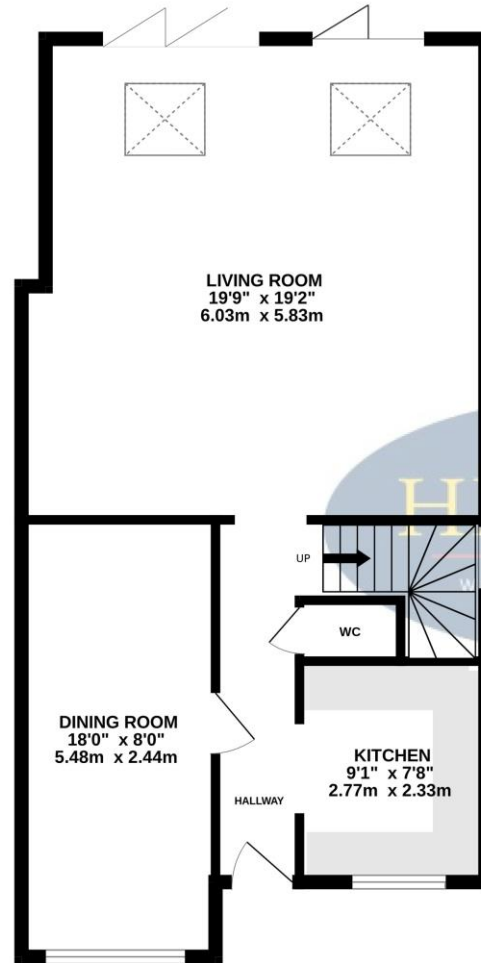
COUNCIL TAX BAND: D

EPC RATING: C

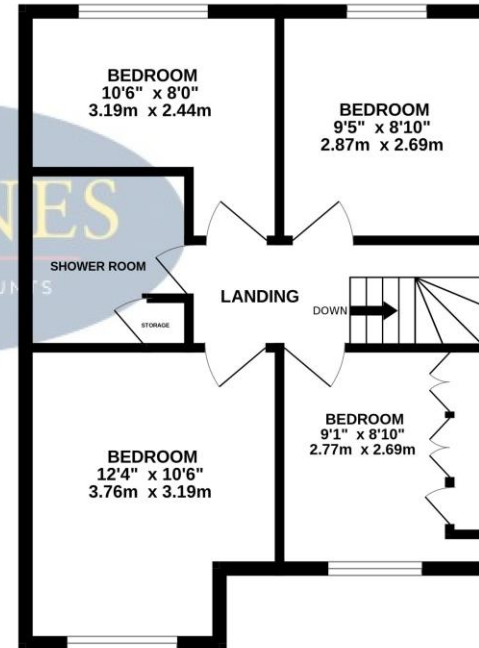


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 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

