





A beautifully presented and remodelled three double bedroom detached house located in the highly sought after Queens Park location within easy reach of the popular Queens Park Golf Course, the Town Centre and main transport links. The property has been superbly updated by the current owners and offers an impressive open plan kitchen/dining/living area, separate living room, modern fitted bathroom and a spacious rear garden along with ample off road parking and a garage.

On entering the property you are greeted with a stunning timber framed and vaulted entrance porch which leads into the hallway. A separate living room overlooks the front aspect whilst a particular feature of the ground floor accommodation is the impressive open plan kitchen/dining/family room with double doors leading to the rear garden. The kitchen area offers a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of integrated appliances. The ground floor accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure.

Situated on the first floor are the property's three bedrooms, all of which are double in size and benefitting from built in storage/wardrobes. A separate WC completes the accommodation.

Externally, a particular feature of the property, is the superbly landscaped rear garden offering a large area laid to lawn with a patio seating area adjoining the rear of the property and further seating area to the rear of the garden. The property also features a detached garage, currently split in two providing an ideal storage area to the front and potential for a home office to the rear. To the front a driveway provides ample off road parking with double gates leading to the rear garden and garage.

**EPC RATING: D**

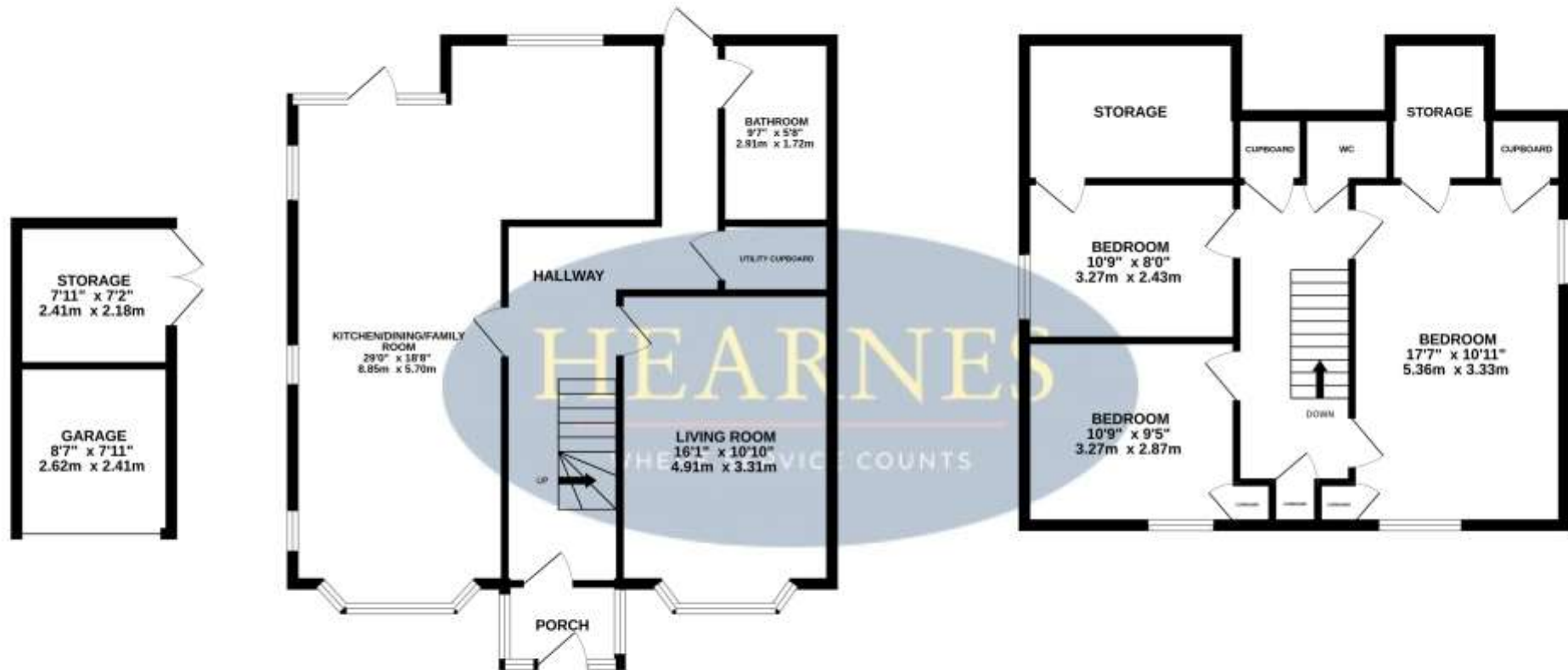
**COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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  
908 sq.ft. (84.4 sq.m.) approx.

FIRST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.7 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



