



HEARNES
WHERE SERVICE COUNTS

A spacious five bedroom, two reception family home situated within this sought after location on the outskirts of Bournemouth. The property offers impressive accommodation with kitchen/breakfast room, four bath shower rooms and downstairs bedroom with bathroom. It is situated within easy reach of the town centre, short walks from Winton high street and the popular West Hants tennis club, and close to excellent schools including boys' and girls' grammar schools.

The property is entered via a porch and lobby which opens into the hallway providing access to all ground floor accommodation. A spacious bedroom with bay window, fitted wardrobes and direct access to a bathroom is situated towards the front aspect of the property and would make an ideal study or annexe. A large dual aspect living room, which also overlooks the front aspect of the property, has a functioning fireplace and leads into a further reception room via sliding doors. This second reception rooms overlooks and provides access to the kitchen and onto the rear garden. The kitchen/breakfast room offers a wealth of floor and wall mounted storage units, large island and finished with a contrasting work surface. Completing the ground floor accommodation a bathroom comprises a WC, hand wash basin, separate shower enclosure and bath.

The light and spacious first floor landing provides access to the property's remaining four double bedrooms, two benefitting from ensuite shower rooms. Bedrooms one and two overlook the front aspect whilst bedroom three has a Juliet balcony enjoying a view of the rear garden. The family bathroom comprises a WC, wash hand basin an bath.

The spacious rear garden is accessed through patio doors from the rear reception room and features a large lawn and detached double garage. To the front of the property a driveway provides ample off-road parking.

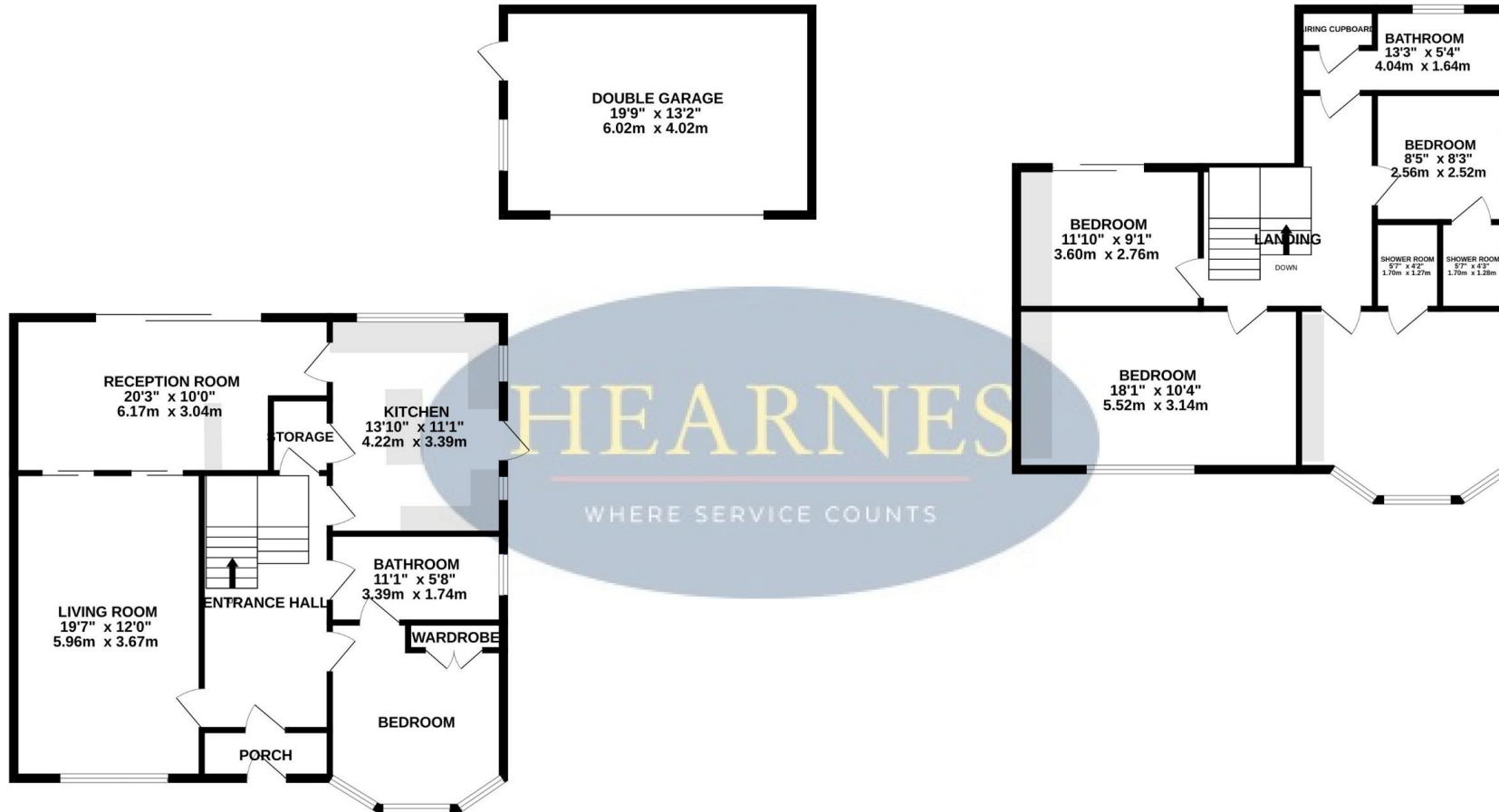
COUNCIL TAX BAND: E EPC RATING: D

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
1202 sq.ft. (111.7 sq.m.) approx.

1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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

