



HEARNES
WHERE SERVICE COUNTS

A beautifully presented new build home situated within a favoured location. A range of local shops are just a few moments walk away whilst the property is conveniently located less than 3 miles from Bournemouth Town Centre and its award-winning sandy beaches.

Upon entering the home, you are greeted by a spacious entrance hallway that leads to a dual-aspect living room. There is a storage cupboard and a doorway to a modern kitchen diner, which features sleek grey handleless units, integrated appliances, and a contrasting worktop. This area offers ample space for dining or living, and double patio doors open to the rear garden. Additionally, there is a WC with understairs storage accessible from the open-plan area.

The first floor landing leads to all three bedrooms and family bathroom. The primary bedroom is a generous double with dual-aspect windows, accompanied by another double bedroom and a single bedroom. The bespoke bathroom boasts underfloor heating, porcelain tiles, matte black fixtures and a sink unit with storage.

At the front of the property, there is a large tarmac driveway with ample parking, a lawn to the side and rear, and a large patio area off the double doors. The property benefits from the remainder of a 10-year new build warranty and has no onward chain.

It is also designed for accessibility, featuring a ramp at the front and widened internal doorways on the ground floor.

Council Tax Band: TBC

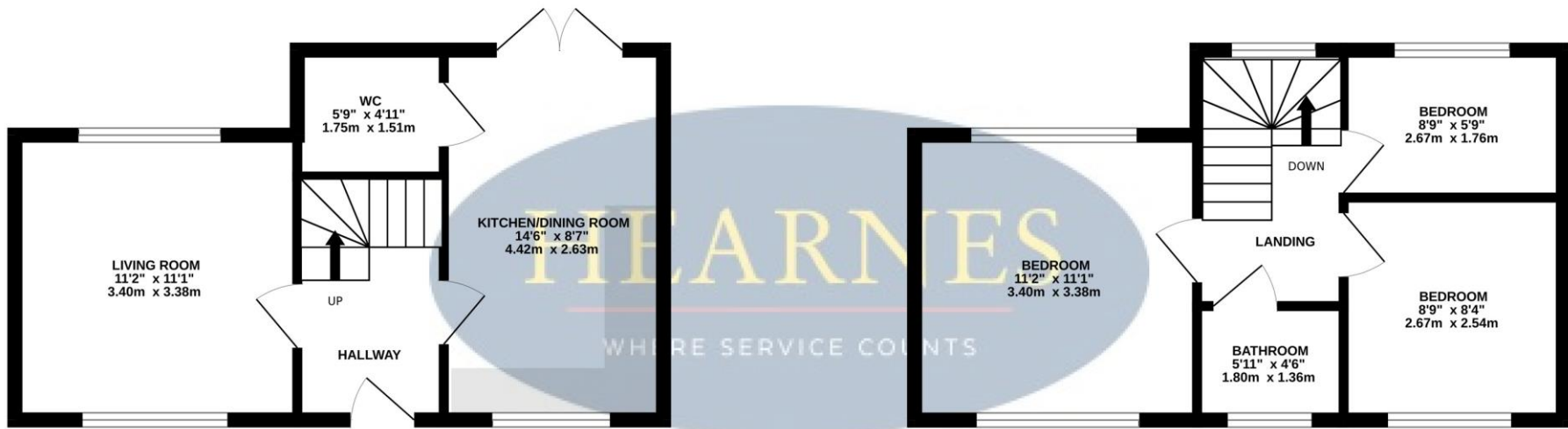
EPC Rating: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
332 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

