



HEARNES
WHERE SERVICE COUNTS

A superbly presented chalet style home set on an elevated plot within a moments walk of Bournemouth Town Centre, Westbourne Village and the award winning sandy beaches via the beautiful Bournemouth Gardens. Offering four double bedrooms, open plan kitchen/living dining room, two bath/shower rooms and a beautifully landscaped rear garden. An internal viewing is highly recommended.

On entering the property a welcoming entrance hall with a staircase to the first floor. A very spacious reception room overlooks the front and side aspect and gives access to the rear garden. To the rear of the property an impressive L-shaped open plan kitchen/living/dining room with bifolding doors leading onto the secluded rear garden. The modern kitchen with contrasting work surface extending to a breakfast bar offers a wealth of floor, eye level units and integrated appliances to include double oven, combination gas/induction hob, dish washer and fridge freezer. A converted garage with access to the driveway makes a perfect study or annexe opportunity. Completing the ground floor accommodation is a utility room, two useful storage cupboards and cloakroom comprising a WC and hand wash basin.

A split level first floor landing with ample eaves storage leads to the property's four well-proportioned bedrooms all benefitting from fitted wardrobes. The master bedroom overlooking the rear aspect features a luxury ensuite shower room with walk in shower enclosure, WC and hand wash basin. Completing the accommodation is a modern fitted family bathroom finished with tiled walls and comprising a WC, hand wash basin and bath with shower.

Externally the property features a secluded rear garden being mainly laid to lawn with clearly defined shrub and decked area adjoining the rear of the property. To the front a tarmac driveway provides ample off-road parking for four or more vehicles.

EPC Rating - D

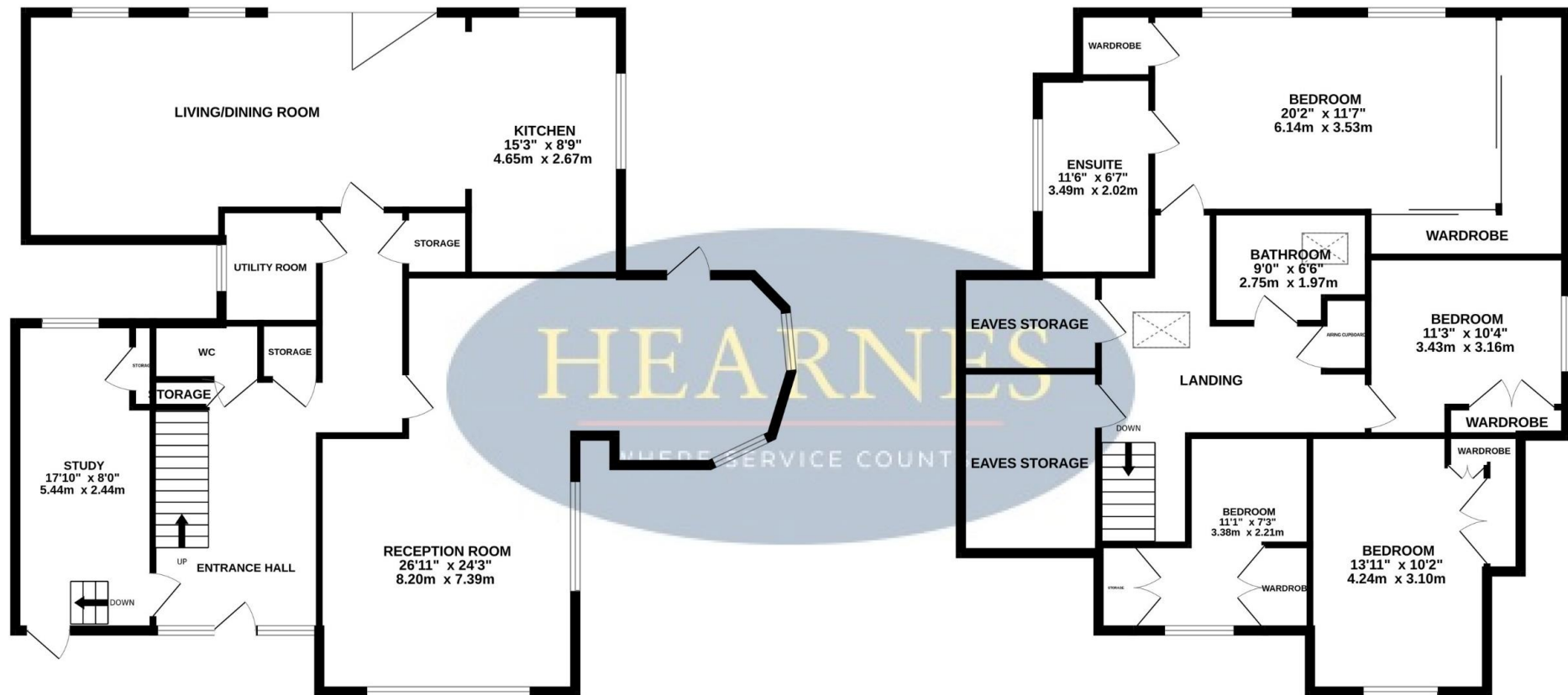
Council Tax Band - F

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
1218 sq.ft. (113.2 sq.m.) approx.

1ST FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 2205 sq.ft. (204.9 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

