



HEARNES
WHERE SERVICE COUNTS

A substantial three bedroom detached home situated within the highly sought after area of Queens Park. Located on a large plot close to the Golf Course the property provides easy access to the Town Centre, Bournemouth Hospital, JP Morgan and transport links.

On entering the property there is a welcoming entrance hall providing access to all ground floor accommodation and stairs rising to the first floor. A dual aspect living/dining room benefits from feature fireplace, large window to front aspect whilst providing access through to both the kitchen and rear garden. The kitchen has been fitted with a range of base and eye level units complimented by contrasting work surface and space for white goods and Amtico flooring. The ground floor accommodation is completed with a WC.

The bright and airy first floor the landing is fitted with a pleasant seating area and gives access to three double bedrooms and a shower room. The master bedroom is a generous double with space for wardrobes and access to a modern en-suite bathroom WC and wash basin. Bedroom two is a large double room, with built in storage whilst bedroom three is a smaller double also benefitting from built in storage. Bedrooms two and three are served by a separate shower room, fully tiled and fitted with WC, wash basin and shower enclosure.

To the rear of the property there is a secluded garden which is mainly laid to lawn, bound by mature plants and shrubs. To the rear of the garden a bespoke garden room currently utilised as an office with electric, insulation and air conditioning. There is a generous gravel area adjoining the rear of the property ideal for entertaining. To the front there is a neatly maintained garden, driveway with attractive composite fencing and parking for a number of vehicles leading to a garage.

COUNCIL TAX BAND: E

EPC: D

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
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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