



HEARNES
WHERE SERVICE COUNTS

An impressive four bedroom detached house located in a highly sought after residential and school catchment location within easy reach of Bournemouth Town Centre and backing onto Stour Valley Nature Reserve and beautiful river walks. The property offers generously sized living accommodation and features two reception rooms, a spacious kitchen/breakfast room along with two bath/shower rooms. Further benefits include ample off road parking, a double garage and private rear garden.

The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a dining room overlooking the front aspect. A spacious living room includes a feature fire place with sliding doors opening onto the rear garden. An impressive kitchen/breakfast room, also overlooking and providing access to the rear garden, offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a full range of kitchen appliances. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, all of which are generous in size with the master bedroom featuring a range of fitted wardrobes and benefitting from an en suite shower room. The accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a private rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property whilst a further area of side garden creates the opportunity for further extension subject to the necessary planning permissions. The garden also features a gate leading onto the arboretum and beautiful river walks. To the front of the property an attractive block paved driveway provides ample off road parking and leads to a double garage.

COUNCIL TAX BAND:E

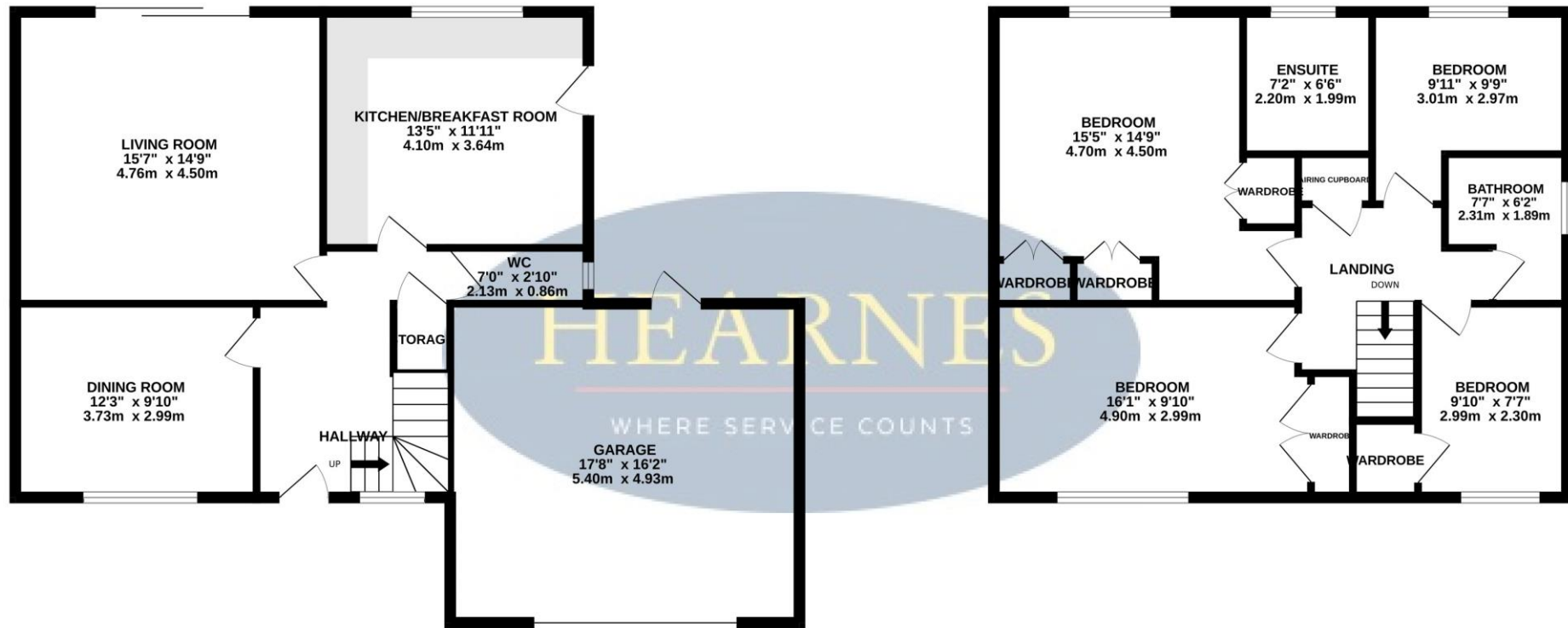
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 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
932 sq.ft. (86.6 sq.m.) approx.

1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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

