



HEARNES
WHERE SERVICE COUNTS

A rare opportunity to purchase a secluded and substantial four-bedroom detached home located in the prestigious Dean Park area, within easy reach of Bournemouth Town Centre, award-winning sandy beaches, and transport links. Offering generously sized and flexible living accommodation, the property further benefits from three reception rooms, a principal suite with a dressing area and ensuite, a wrap-around private garden, and ample off-road parking with a garage.

Upon entering the property through a secure electric gate, a welcoming entrance hall leads into a bright and airy sitting room with a pleasant dual aspect and double doors opening onto a rear courtyard garden. Off the hallway, a spacious living room with a feature fireplace flows into a dining room with double doors leading to the front aspect and paved seating area perfect for alfresco dining. The modern fitted kitchen offers a comprehensive range of floor and wall-mounted units, finished with a contrasting work surface and a range of integrated appliances. It also provides access to a separate utility room and an integral garage. Completing the ground floor accommodation is a separate WC.

The first-floor landing, illuminated by Velux windows, leads to the property's four bedrooms, all of which benefit from fitted wardrobes. The principal bedroom features a dressing area and a modern ensuite shower room. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin, and a bath with a shower overhead. The home also benefits from gas-fired central heating, a Hive-controlled heating and lighting system, and a security alarm.

Externally, the property enjoys secluded, sunny aspect gardens, including a private courtyard garden with an attractive exposed brick wall and a patio seating area adjoining the rear of the property. To the front, there is a lawn area and a paved patio seating area with attractive shrub borders. There is ample off-road parking and access to the garage.

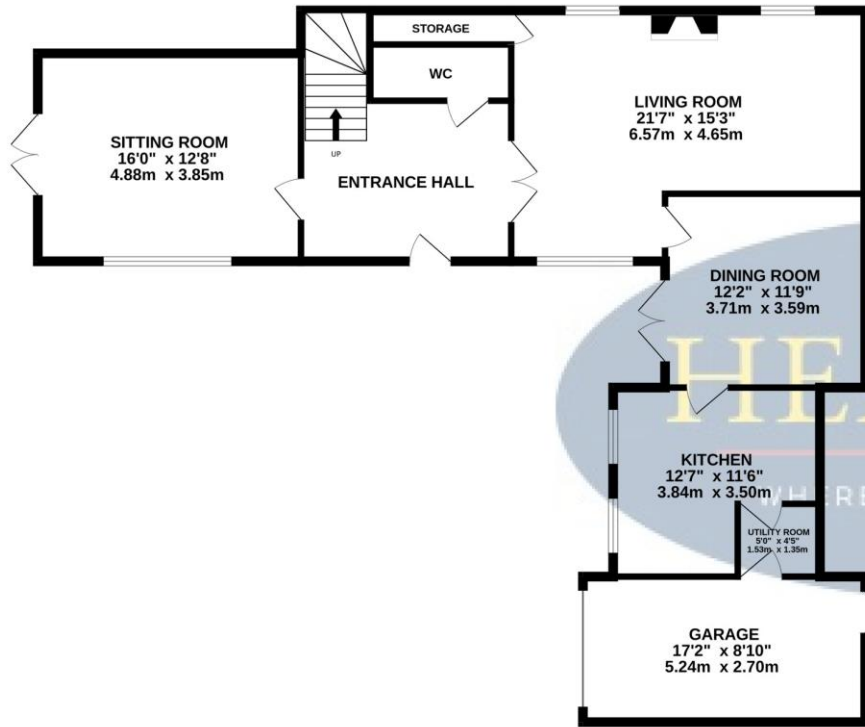
Council Tax Band: F

EPC Rating: 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
1111 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 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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