



HEARNES

WHERE SERVICE COUNTS

A stunning family home situated just moments from Queens Park Golf Course, beautifully refurbished to the highest standards throughout. Located just over two miles from Bournemouth Town Centre, Queens Park is a highly sought-after residential area, in close proximity to Park Independent School and both Bournemouth Grammar Schools. Bournemouth offers a wealth of high street shops, bars, and restaurants, access to miles of award-winning sandy beaches, and a mainline rail link to London Waterloo in approximately two hours.

On entering the property, a welcoming character hallway provides access to all ground floor accommodation and stairs rising to the first floor. A fantastic extended open-plan kitchen/dining room is located at the rear of the property, overlooking the garden, with an adjoining utility room and WC. The kitchen has been refitted with a comprehensive range of base and eye-level units, alongside a large central island/breakfast bar. Beautiful solid oak flooring extends throughout the ground floor, enhancing the home's charm and warmth. A large reception room is positioned at the front of the property, featuring a bay window and a wonderful feature fireplace with an open fire. This reception room leads into a separate dining room, which also benefits from a feature fireplace and French doors opening onto the rear garden. Completing the ground floor accommodation is a cloakroom.

On the first floor, the landing provides access to four bedrooms and the family bathroom. The primary bedroom is a large double with a bay window overlooking the south-facing rear garden. Bedrooms two, three, and four are all double-sized, offering ample space for furniture and wardrobes. Bedroom two benefits from an en-suite shower room with a wash hand basin, WC, and shower enclosure. The recently refitted family bathroom features a standalone bath, shower enclosure, wash basin, and WC. A separate WC completes the first-floor accommodation.

To the rear of the property is a beautifully landscaped, south-facing garden featuring a raised decking area, a patio ideal for entertaining, a seating area, and a level lawn. To the side of the garden is a fully equipped, multi-purpose garden room with power, lighting, and a log burner. A covered side access offers generous storage space, while the large carriage driveway at the front provides ample off-road parking.

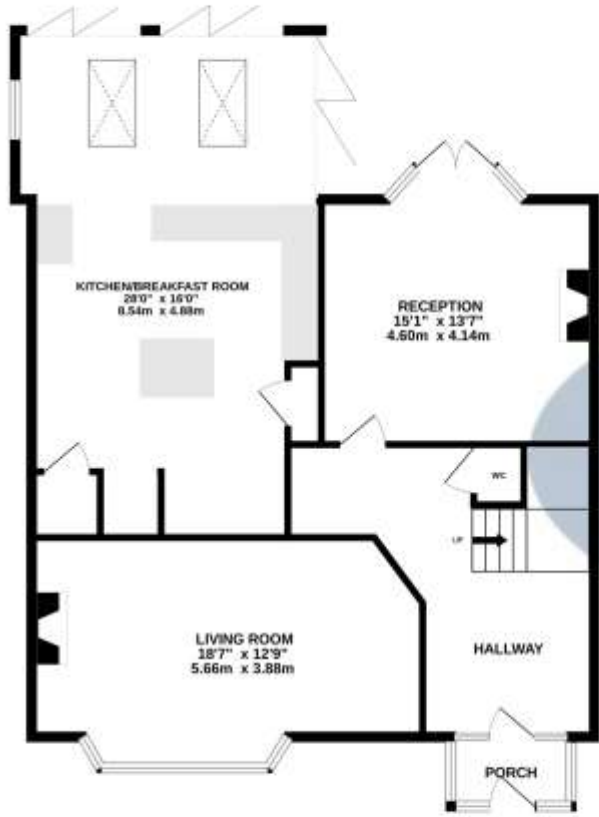
Council Tax Band - F

EPC Rating - TBC

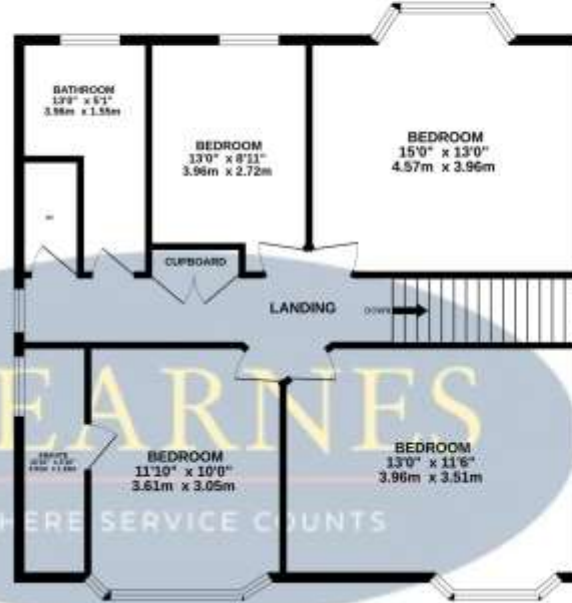
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



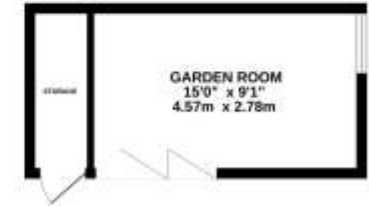
GROUND FLOOR
3029 sq ft. (281.9 sq m.) approx.



FIRST FLOOR
826 sq ft. (76.6 sq m.) approx.



GARDEN ROOM
173 sq ft. (16.1 sq m.) approx.



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TOTAL FLOOR AREA : 2027 sq.ft. (188.3 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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