



A superbly presented and extended three-bedroom detached character home, situated in an extremely popular residential area within a sought-after school catchment. This beautifully maintained and thoughtfully reconfigured property offers an impressive open-plan modern kitchen/living area, a spacious living room with a charming bay window, and three well-proportioned bedrooms. Additional benefits include off-road parking for multiple vehicles and a stunning, private, sunny south-west facing rear garden complete with a garden lodge. Ideally positioned within easy reach of Bournemouth Town Centre and excellent transport links.

On entering the property, you are welcomed by a bright and airy hallway accessed via a porch, offering entry to all ground floor accommodation and stairs to the first floor. At the front of the home, the spacious living room enjoys an attractive outlook over the front aspect. To the rear, a dining room opens into an impressive open-plan kitchen/living area featuring a vaulted ceiling and skylights plus supplementary air conditioning. The high-specification kitchen includes a central island, a range of base and eye-level units, contrasting quartz work surfaces, integrated appliances, and space for an American-style fridge freezer. Bifold doors lead from the kitchen/dining area directly onto a patio, creating a seamless indoor-outdoor living space. Completing the ground floor accommodation is a utility room with access to the side of the property, along with a WC.

Upstairs, the landing provides access to three bedrooms, and a family bathroom. The primary bedroom is a generously sized double with a bay window overlooking the front. Bedroom two is also a double, with integrated wardrobes and views over the rear garden, while bedroom three is a generous single, also benefiting from a bay window. The modern four-piece family bathroom features a separate shower enclosure, a bath, a wash basin, and a WC.

A particular highlight of the property is the beautifully landscaped, south-west facing rear garden. It includes a versatile garden room complete with power, data, lighting, plus air conditioning - ideal for home working, with an adjoining storeroom and additional storage space provided, which includes two sheds one fully converted into a children's playhouse. A patio seating area captures the evening sun, perfect for al fresco dining, with the remainder of the garden laid to lawn with mature borders. To the front, there is off-road parking for multiple vehicles and secure side access through wooden gates.

Planning permission has recently been approved for a loft conversion, offering excellent potential to extend the living space.

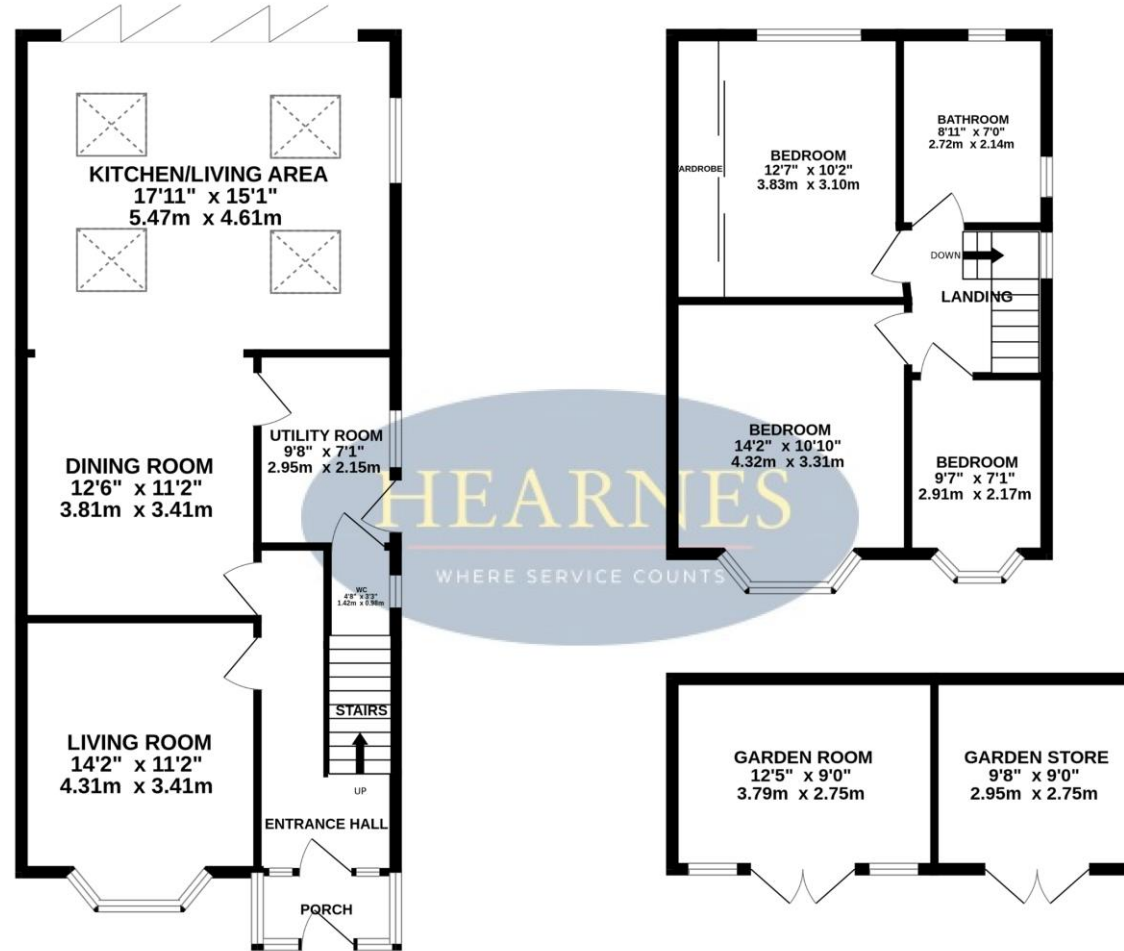
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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

COUNCIL TAX BAND: D EPC RATING: C



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 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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