



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully renovated and remodeled four-bedroom detached home located in a sought-after residential location within popular school catchments and within easy reach of Bournemouth Town Centre. The property has been finished to a superb standard by the current owner and features an impressive open-plan kitchen/living/dining room, separate reception room, ground floor WC, garden lodge/office, and ample off-road parking. An internal viewing is highly recommended.

Upon entering the property, a welcoming entrance hall with stairs leading to the first-floor landing opens into a spacious living room with a feature bay window and fireplace overlooking the front aspect. A particular feature of the property is the impressive open-plan, high-specification kitchen/living/dining room offering a comprehensive range of floor and wall-mounted units, integrated appliances, and finished with a contrasting work surface. A dining and family area leads out to the rear garden through bifolding doors. An under-stairs WC completes the ground floor accommodation.

The bright and airy first-floor landing leads to four bedrooms, with the principal bedroom featuring fitted wardrobes. The accommodation is complete with a luxury bath/shower room comprising a WC, wash hand basin, and large walk-in shower enclosure.

Externally, the property features a private rear garden mainly laid to lawn with patio and seating areas ideally positioned at the front and rear. The rear garden further benefits from a walk-in storage area and a detached workshop/home office/games room. To the front, a driveway provides ample off-road parking.

**COUNCIL TAX BAND: D**

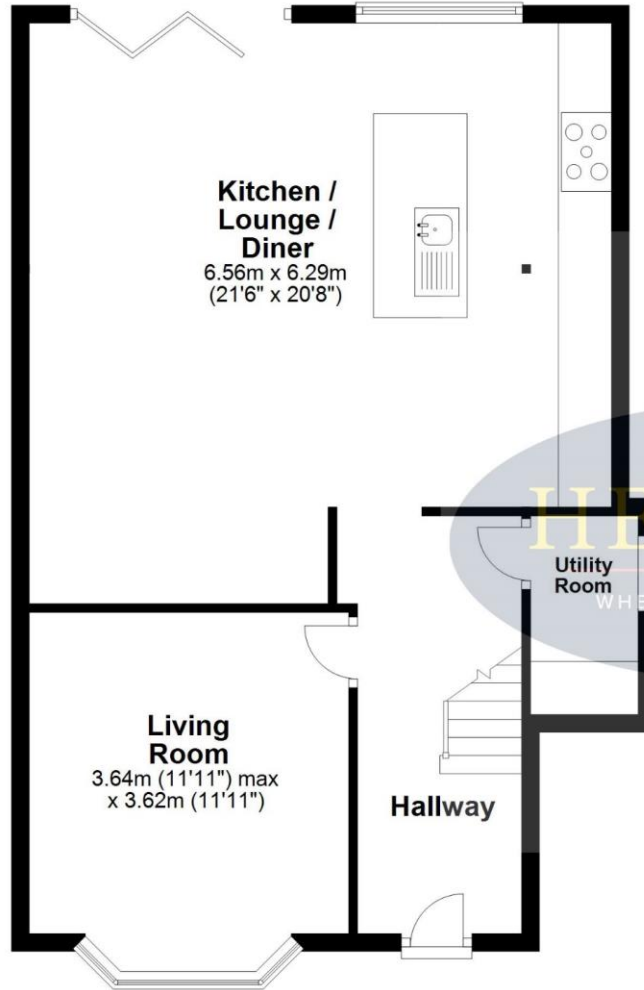
**EPC RATING: TBC**

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

Approx. 63.6 sq. metres (684.8 sq. feet)



## First Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 118.4 sq. metres (1274.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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

Plan produced using PlanUp.

