



HEARNES

WHERE SERVICE COUNTS

A superbly presented three-bedroom detached character home, positioned within a sought-after residential location and popular school catchment. The property has been thoughtfully maintained and improved by the current owner, offering well-balanced accommodation including a spacious living room, separate dining area, modern kitchen and a low-maintenance rear garden.

The property is entered via an enclosed porch which opens into a welcoming entrance hall, featuring a seating area beneath the staircase and stairs rising to the first-floor landing. The living room is a generous and inviting space, enhanced by a box bay window overlooking the front aspect. To the rear, a separate dining area enjoys views over the garden and provides an excellent space for entertaining. The modern kitchen with access to the rear garden is fitted with a range of floor and wall-mounted units finished with a contrasting work surface, incorporating an integrated oven and gas hob, with space for additional appliances.

The first floor offers three bedrooms, two of which are well-proportioned doubles. The third bedroom is a comfortable single, ideal for a nursery or home office. Completing the accommodation is a modern family bathroom fitted with a WC, wash hand basin and bath with shower over.

Externally, the rear garden has been designed for ease of maintenance, featuring a decked seating area and side access to the front. To the front of the property is a gravelled garden which, subject to the necessary consents, could potentially be converted to provide off-road parking.

**EPC RATING: TBC**

**COUNCIL TAX BAND: C**

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  
396 sq.ft. (36.8 sq.m.) approx.

FIRST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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 details 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

