



HEARNES
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**Brook Close, Bournemouth
Dorset, BH10 5JP**

FREEHOLD PRICE

£400,000

“A modernised, spacious and versatile family home, occupying a southerly facing corner plot”

This upgraded and improved three double bedroom, two bathroom, one shower room detached chalet style family home has a detached single garage, driveway and a southerly facing enclosed garden, occupying a private corner plot in a cul-de-sac location.

The light, spacious and versatile accommodation is offered in immaculate condition. The property has undergone a number of improvements, and an early viewing is strongly recommended.

- **A three double bedroom chalet style property occupying a secluded southerly facing corner plot**

Ground Floor:

- Good sized **entrance hall** with understairs cupboard
- **20ft Kitchen/breakfast/dining room**
- **Kitchen/breakfast area** incorporating ample worktops, a good range of base and wall units, central island unit which forms a four-seater breakfast bar, recess for a Range cooker with extractor canopy above, recess and plumbing for a washing machine, space for an American style fridge/freezer, integrated dishwasher, door leading out to a rear path and driveway
- **Dining area** with ample space for a 6-seater dining table and chairs and a bay window overlooking the front garden
- Triple aspect **lounge** with a polished porcelain tiled floor and French doors leading out to the southerly facing front garden and patio
- **Bedroom two** is a generous sized double bedroom with a window to the front aspect
- **Bedroom three** is also a double bedroom, with a window to the rear aspect, this room is currently being used as a reception room
- **En-suite wet room** beautifully finished in a stylish white suite incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, fully tiled walls and flooring
- **Family bathroom** also finished in a stylish white suite incorporating a shower/bath with mixer taps and shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring

First Floor:

- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect with a fitted desk, drawer storage and shelving
- Spacious **en-suite bathroom/shower room** finished in a stylish white suite incorporating a freestanding claw footed roll top bath, walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, contemporary wash hand basin, fully tiled walls and flooring and a fitted wardrobe
- **Front garden** with maximum overall measurements of 70ft x 45ft, faces a **southerly aspect**, is fully enclosed and offers an excellent degree of seclusion. Adjoining the front of the property there is a paved patio and path, the path continues down to a further area of patio where there is an outside power point and outside lighting. The remainder of the garden is predominantly laid to lawn. Located in one corner of the garden there is a summer house. A path leads down to a side gate which opens onto the front driveway
- A front gravelled driveway provides **off-road parking** for approximately two vehicles and in turn leads up to a detached single garage
- **Detached single garage** with a metal up and over door, rear personal door, light, power and a wall-mounted gas-fired boiler
- **Further benefits** include double glazing, a gas-fired heating system and UPVC fascias and soffits

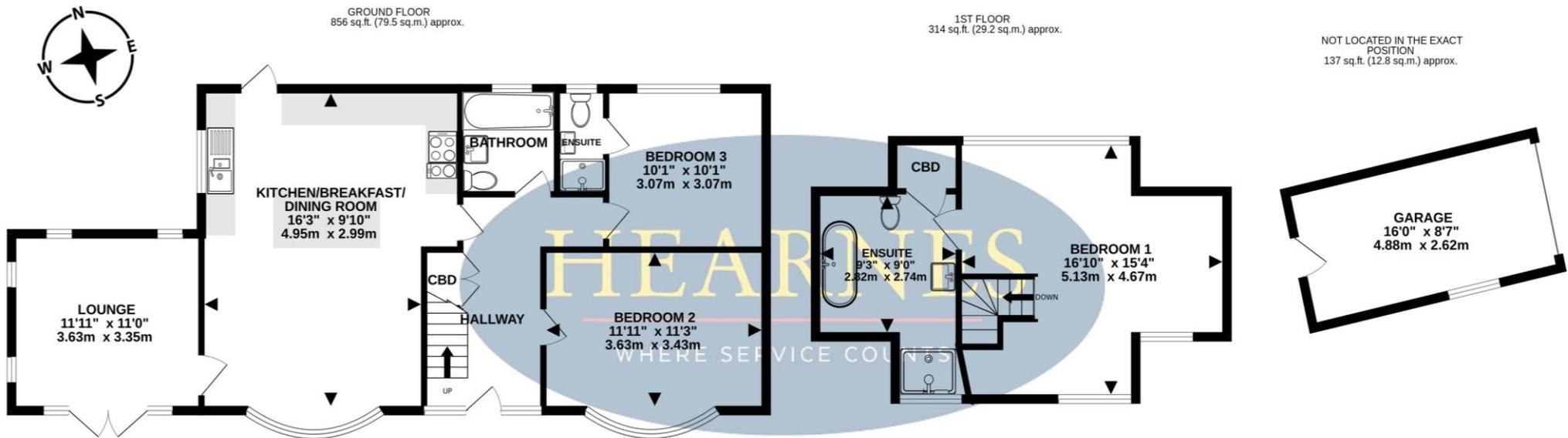
There is a good selection of amenities in Kinson less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 4 miles away.

COUNCIL TAX BAND: D

EPC RATING: C



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TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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