

# Hull Crescent

Bournemouth, Dorset BH11 9RG



**HEARNES**

WHERE SERVICE COUNTS







***“A superbly appointed and extremely spacious 2,100 sq ft versatile family home occupying a secluded plot measuring ¼ of an acre”***

**FREEHOLD PRICE £749,950**

This beautifully finished and extremely spacious five double bedroom, two bathroom, one shower room detached three storey family home has a 125ft secluded, south westerly facing rear garden, single garage and driveway providing generous off road parking.

The current owner has created a stunning 2,100 sq ft versatile family home which occupies a larger than average secluded plot measuring approximately ¼ of an acre. There are some lovely finishing touches which include a 21ft balcony off the lounge with a Juliette balcony off the master bedroom and a 19ft beautifully finished kitchen/breakfast room also with direct access and a delightful outlook over the private rear garden. The property could also come to the market with no onward chain.

- **A five bedroom, three storey 2,100 sq ft family home on ¼ of an acre plot**

**Ground floor:**

- Spacious 20ft x 13ft **reception hall** with oak flooring and staircase with glass balustrade rising to the first floor
- **Two ground floor double bedrooms**
- Beautifully finished **family bathroom** fitted in a stylish white suite incorporating a panelled bath with chrome raindrop shower head and glass shower screen, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- **Utility room** incorporating ample roll top worksurfaces with inset sink, recess and plumbing for washing machine, tiled floor and a door leading through into the garage
- 21ft impressive and dual aspect **lounge** with oak flooring and bi-fold doors leading out onto a balcony with a staircase leading down to the kitchen/breakfast room
- 21ft **Balcony** which is enclosed by a glass balustrade and enjoys a delightful outlook over the private, west facing rear garden

**Lower ground floor:**

- **19ft Stunning kitchen/breakfast room** beautifully finished with extensive Quartz worktops and upstands as well as a central island unit also finished in Quartz which continues round to form a breakfast bar, good range of base and wall units and an excellent range of integrated appliances to include Neff induction hob with pop-up extractor fan, coffee machine, fridge, freezer, dishwasher, oven, combination oven and warming drawer. There is ample space for dining table and chairs. A tiled floor with underfloor heating continues throughout this fantastic family and entertaining space and bi-fold doors open to offer uninterrupted views over the private, south westerly facing rear garden

**First floor:**

- 17ft **Impressive master bedroom** with a vaulted ceiling, French doors opening out onto a Juliette balcony
- **En-suite shower room** finished in a stylish white suite incorporating a large shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Two further generous sized double bedrooms** both with vaulted ceilings and both having access into the eaves for useful storage
- Luxuriously appointed **family bathroom** incorporating a jacuzzi spa bath with mixer taps and separate shower hose, wash hand basin with vanity storage beneath, WC with concealed cistern, herringbone tiled flooring and partly tiled flooring and partly tiled walls

**COUNCIL TAX BAND: D**

**EPC RATING: E**

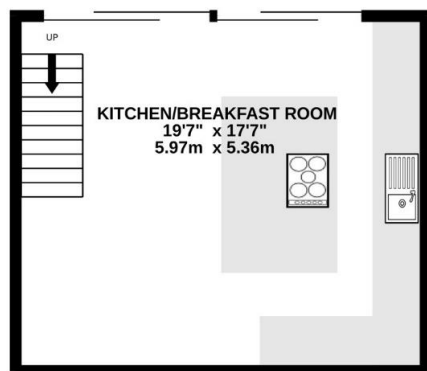




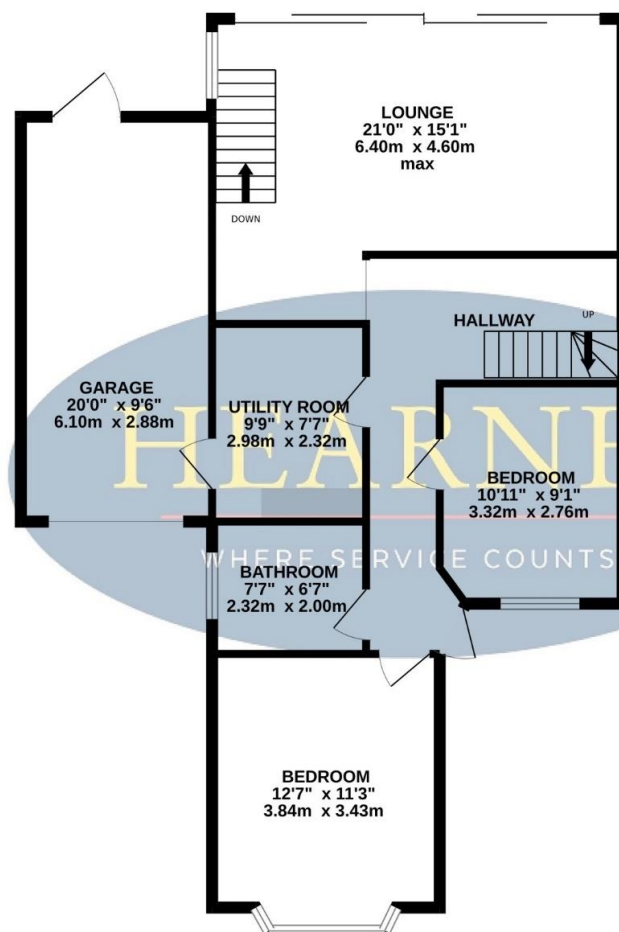




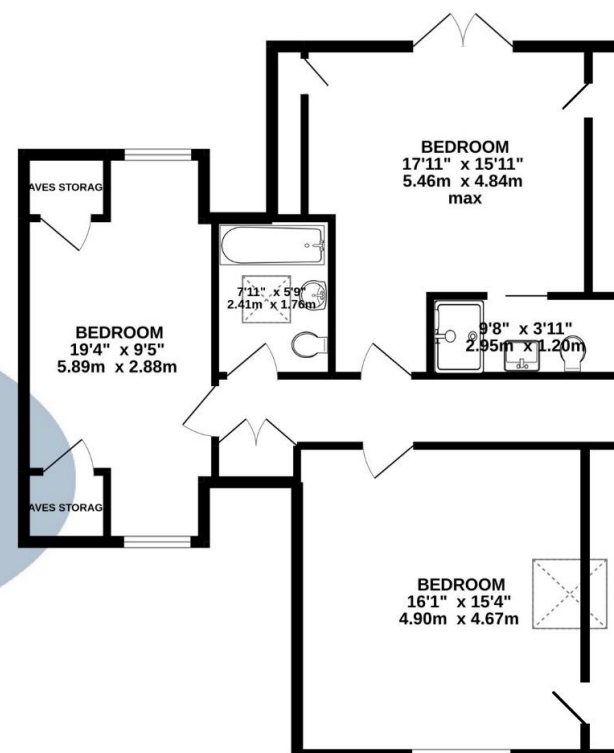
LOWER GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



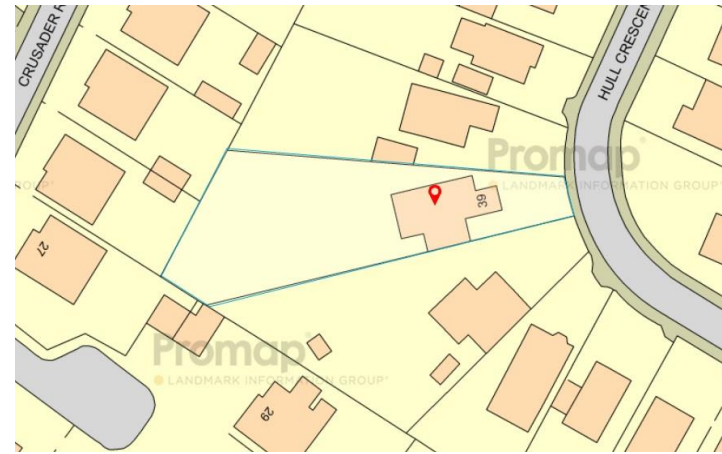
TOTAL FLOOR AREA : 2122 sq.ft. (197.2 sq.m.) approx.

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.  
Made with Metropix ©2022









## Outside

- The **rear garden** is a superb feature of the property as it measures approximately 125ft in length x 75ft in width (maximum measurements). It also faces a south westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a large Indian sandstone **paved patio**. The remainder of the garden is predominantly laid to lawn. Located down one side of the property there is a wood chipped area, whilst at the far end of the garden there is a wooded area with many mature plants and shrubs. The garden itself is fully enclosed and must be seen to be fully appreciated
- A recently resurfaced **front driveway** provides generous off road parking for several vehicles which in turn leads up to a single garage
- **Single garage** has a remote control roll up and over door, light and power and an internal door leading into the property
- **Further benefits include**; double glazing, replacement UPVC fascias and soffits and a gas fired heating system individually controlled with 3 zones for each floor. The property could also be offered with no onward chain

There is a small selection of amenities within Bearwood less than 1 mile away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 4 miles away. Bournemouth town centre is located approximately 5.5 miles away.





6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: [ferndown@hearnes.com](mailto:ferndown@hearnes.com)



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne