



HEARNES

WHERE SERVICE COUNTS

A beautifully presented three-bedroom cottage style home located within the highly sought after Throop Village on the outskirts of Bournemouth Town Centre and moments from beautiful woodland and river walks. Moments from the local duck pond the property has been superbly maintained and updated by the current owner offering spacious living accommodation whilst further benefitting from two reception rooms, an open plan kitchen/dining room, two modern bath/shower rooms, utility room and garage.

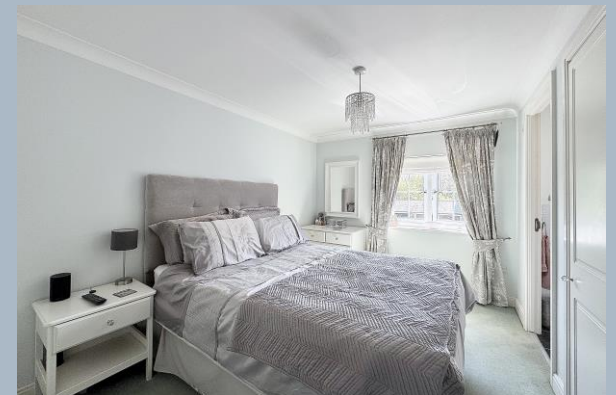
On entering the property, a welcoming and spacious hallway leads into a living room that enjoys a pleasant outlook and features a characterful fireplace. Pocket doors connect the living room to the open-plan kitchen/dining room, which overlooks and opens onto the rear garden. The modern kitchen, complete with a breakfast bar, offers a comprehensive range of floor and wall-mounted units, finished with a contrasting work surface and a selection of integrated appliances. There is also ample space for a dining table and chairs, with further access to the garden. From the dining area, an additional reception room provides an ideal space for a study or playroom. The ground floor accommodation is completed by a useful utility room, an integral garage offering secure storage or parking, and a conveniently located WC off the hallway.

The first floor features three generously sized bedrooms, all with fitted wardrobes, including one that benefits from a modern en suite shower room. A refitted family bathroom completes the first-floor accommodation.

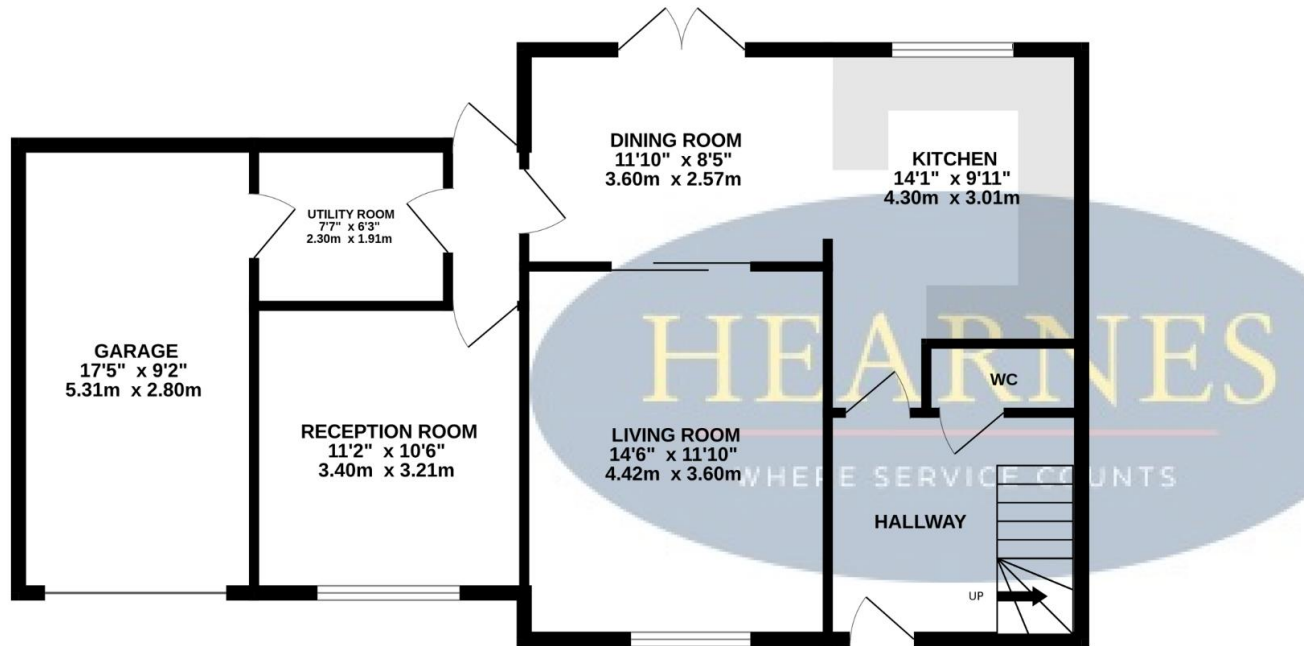
Externally, the property boasts a beautifully maintained private rear garden, mainly laid to lawn, with a raised decked area and additional seating spaces designed for year-round enjoyment. The property also benefits from off-road parking and a garage, offering ample storage.

EPC RATING: C COUNCIL TAX BAND: E

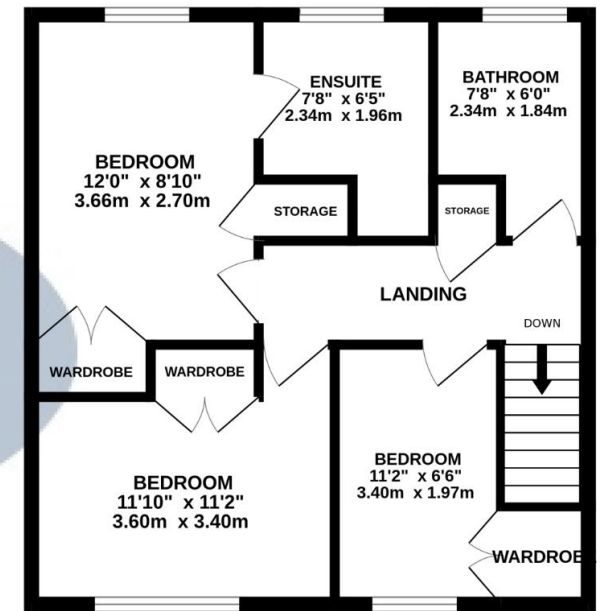
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
840 sq.ft. (78.1 sq.m.) approx.



FIRST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1379sq.ft. (128.1 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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