



HEARNES
WHERE SERVICE COUNTS

An impressive four bedroom detached character home situated in the sought-after location of Kings Park. The property is ideally located within easy reach of JP Morgan, Bournemouth Hospital, and the town centre, along with award-winning sandy beaches. The property has been superbly maintained by the current owner whilst featuring two reception rooms, conservatory, private sunny aspect rear garden and a garage.

On entering the property, a welcoming entrance hall with stairs leading to the first floor landing, leads into a bright and airy living room with feature bay window and fireplace. The dining room overlooks the rear garden and provides access to the conservatory. A spacious kitchen/breakfast room provides a comprehensive range of floor and wall mounted units finished with a contrasting work surface and space for a range of appliances. A door from the kitchen opens into a large conservatory which over looks and provides access to the rear garden. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, three of which are generously sized double's. The master bedroom benefits from a range of fitted wardrobes and is served by a modern fitted en suite shower room. Completing the accommodation is a modern family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a private, sunny aspect rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property. A gate at the rear of the garden provides access directly to Kings Park. To the front of the property is a small area of wood chippings and path leading to the front door and garage with one off road parking space.

COUNCIL TAX BAND: E

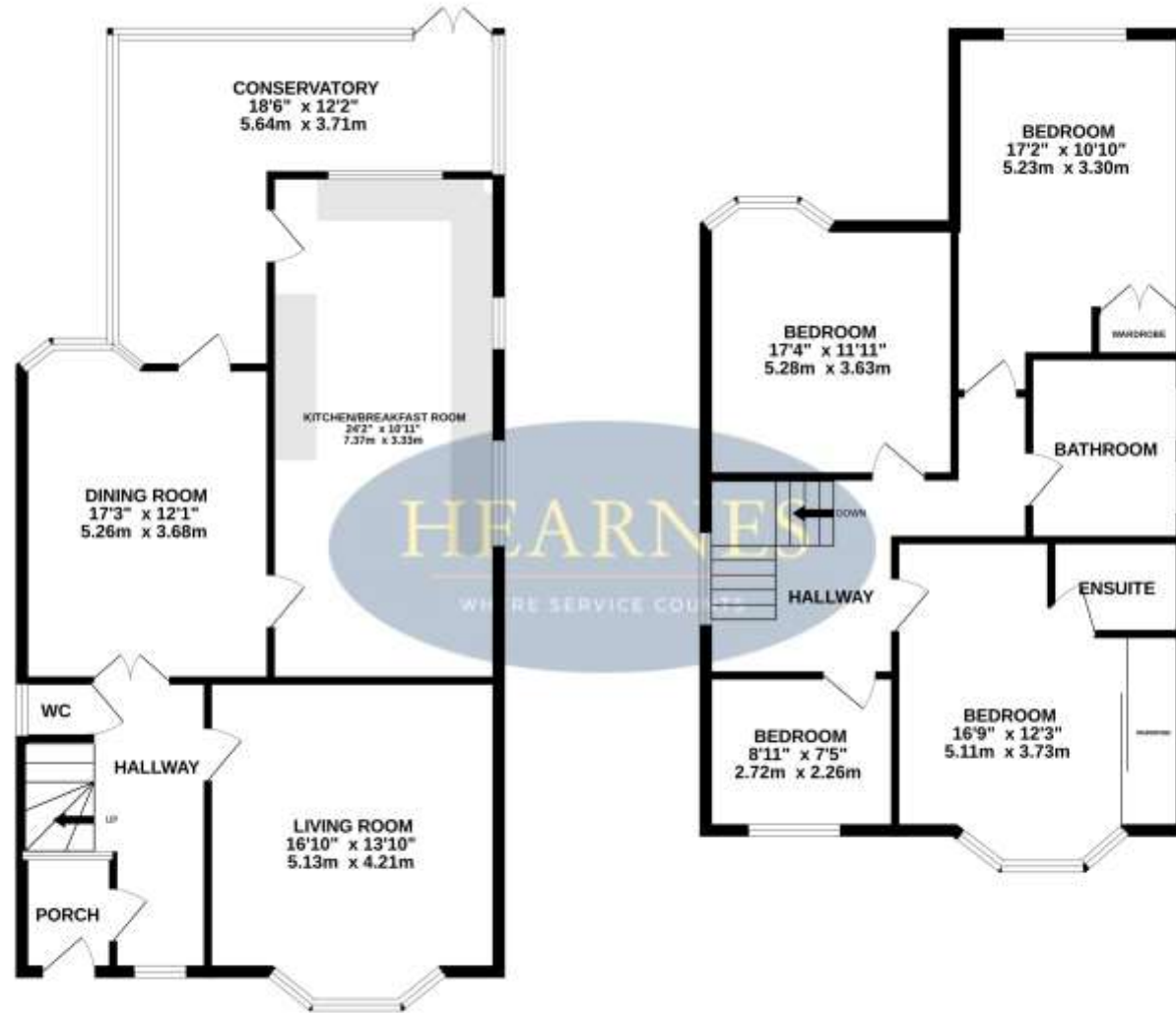
EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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
952 sq.ft. (88.5 sq.m.) approx.

FIRST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 1715 sq.ft. (159.4 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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