



HEARNES
WHERE SERVICE COUNTS

A superbly presented three-bedroom, two-reception-room detached character home situated in a premier residential area and within a sought-after school catchment location. Positioned on the outskirts of Bournemouth Town Centre, it offers easy access to award-winning sandy beaches and excellent transport links. The property features a modern fitted kitchen/dining room, a stylish bathroom, a detached garage, and an impressive southerly-facing rear garden extending over 90 feet, complete with a beautiful feature pond and ample external storage.

Upon entering, you are welcomed into a characterful entrance hall with stairs leading to the first-floor landing. This opens into a spacious living room with a charming bay window overlooking the front aspect. The open-plan kitchen/dining room, overlooking and opening onto the rear garden through French doors, is fitted with ample floor and wall-mounted units, double ovens, a gas hob, a fridge/freezer, and finished with a contrasting work surface, providing additional space for white goods.

The first floor accommodates three double bedrooms. Bedrooms one and two are generously sized, with Bedroom one overlooking the front aspect and featuring a fireplace and fitted wardrobes, while Bedroom two overlooks the rear. Completing the accommodation is a newly refitted family bathroom, comprising a WC, wash hand basin, and a bath with a shower over.

Externally, the property boasts a stunning private rear garden, measuring over 90 feet and primarily laid to lawn, with a large seating area and a selection of established flower and shrub borders. Additionally, a secondary seating area adjoins the property's picturesque pond, offering a pleasant view of the garden. To the rear, ample storage includes two large garden sheds. The garage has been thoughtfully converted into a versatile home office with a kitchenette and WC.

At the front, a gravel driveway provides off-road parking.

EPC RATING:D

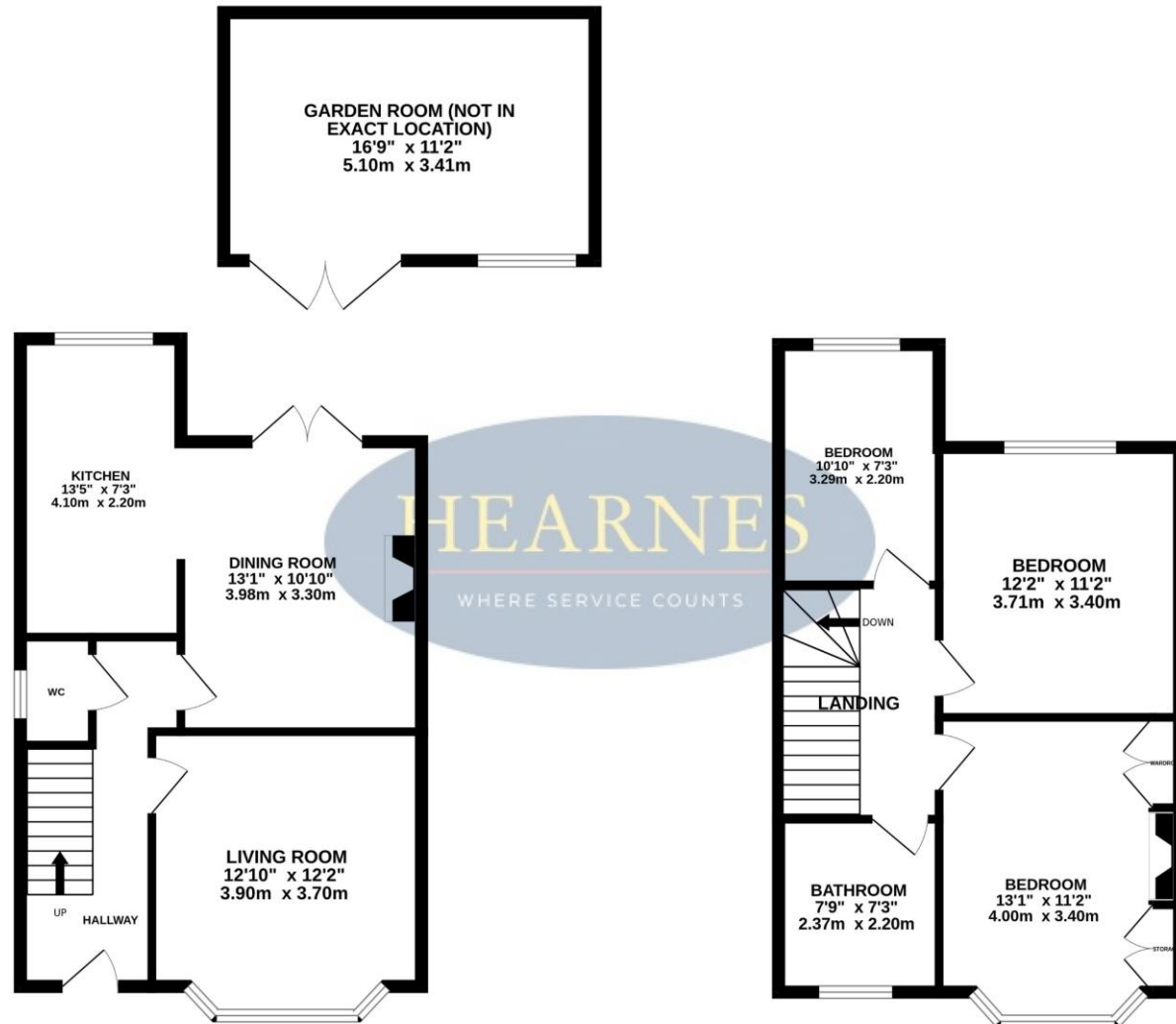
COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.8 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 items are approximate and no responsibility is taken for any error.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

