



**HEARNES**  
WHERE SERVICE COUNTS

An extremely rare opportunity to purchase a bespoke detached home located within the extremely sought after location of Throop. Carefully designed and finished to the highest specification by renowned local developer Vereley Homes, the property is situated in the highly sought after Throop location within popular school catchments, moments from Throop Village with pleasant river walks whilst being within easy reach of Bournemouth Town Centre and transport links. The property features an impressive living room, an exceptional high specification open plan kitchen/living/dining room, four bedrooms, two luxury bathroom/shower rooms, utility room garage and a large westerly facing garden.

On entering the property a welcoming hallway provides access to all ground floor accommodation with stairs to the first floor. Situated to the front of the property is a spacious living room with feature box bay window. An impressive open plan kitchen/living/dining room is to the rear of the property and benefits from bi-folding doors providing access to the rear garden. The kitchen is fitted with a range for floor and wall mounted units and an island with Quartz work surface. Features includes: a full height fridge, freezer, Neff double ovens, a Neff induction hob and fitted extractor fan, full size Neff dishwasher and wine cooler. Off of the kitchen/living/dining room is a utility room with space for a washing machine and tumble dryer and gives access to the side of the property. Completing the ground floor accommodation a large garage with electric up and over door, two large storage cupboards in the hallway and a large WC.

Situated on the first floor landing are the property's four bedrooms all of which are double in size. The master bedroom has a feature box bay window as well as a bespoke ensuite with shower enclosure, WC, wash hand basin, vanity mirror and heated floor. The ensuite is finished to a high standard with bespoke tiling and feature black masonry. Completing the accommodation is a luxury family bathroom comprising a shower enclosure, WC, wash hand basin and stand alone bath. The bathroom benefits from modern black fittings, bespoke tiling, shaver sockets, a heated vanity mirror and underfloor heating.

A particular feature of the property is a large westerly facing garden which is mainly laid to lawn with a patio area adjoining the rear of the property. To the front of the property an attractive paved driveway provides ample off road parking and has an electric car charger. The garden can be accessed via either side of the property.

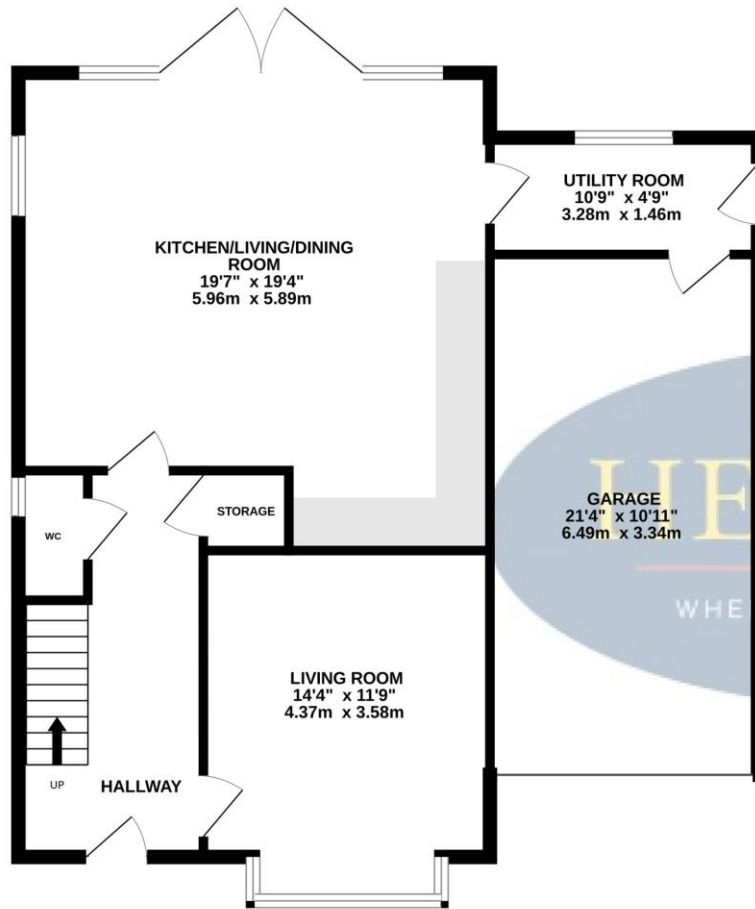
**COUNCIL TAX BAND: TBC**

**EPC: TBC**

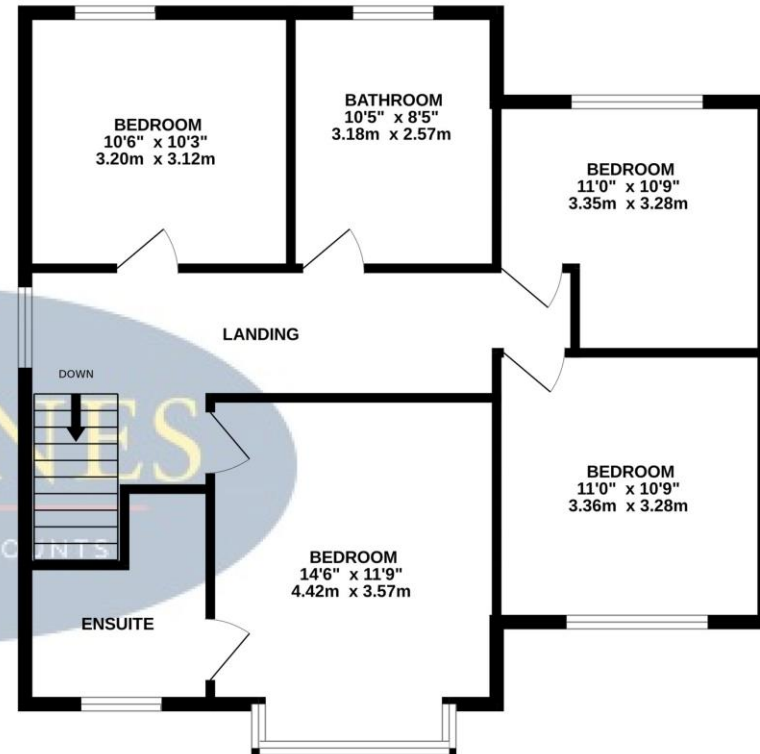
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.2 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.  
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