



HEARNES

WHERE SERVICE COUNTS

A rarely available four-bedroom home located in the premier St Ives Gardens, within easy walking distance of Bournemouth Town Centre with its wide range of bars, shops and restaurants, as well as the award-winning sandy beaches and mainline train station. The property offers spacious and flexible accommodation, further benefitting from a private garden, off-road parking and a converted garage creating additional ground-floor living space.

On entering the property, you are greeted by a welcoming hallway with access to a WC. Double doors open into an impressive open-plan kitchen/living/dining area. The living space enjoys a pleasant outlook to the front, while the dining area offers ample room for a dining table and leads through to a conservatory. The luxury kitchen features a breakfast bar, a range of base and eye-level units, contrasting work surfaces, and space for an American-style fridge/freezer and oven. From the kitchen, a door gives access to a useful utility area. The converted garage has been transformed into a spacious bedroom complete with a luxury en-suite shower room with WC and shower enclosure.

On the first floor landing there is access to three double bedrooms including primary ensuite with fitted wardrobes plus a family bathroom. Bedrooms two and three overlook the rear garden and are served by the family bathroom comprised of a WC, hand wash basin and bath with shower over.

To the rear of the property there is a secluded, manageable garden with a patio area adjoining the house and conservatory. To the front of the property there is a neatly maintained garden and driveway parking with access to garage.

Council Tax Band: E

EPC: C

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

Approx. 58.3 sq. metres (627.0 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission and misstatement. 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.

Plan produced using PlanUp.

