



HEARNES

WHERE SERVICE COUNTS

A stunning three-bedroom detached home set within a popular and convenient location, close to excellent local schools, Castle Point Shopping Centre, JP Morgan and Bournemouth Hospital. The property has been beautifully updated with bespoke design features, detailing and thoughtfully extended to an exceptional specification.

Upon entering a welcoming hallway giving access to all ground floor accommodation. A particular highlight is the impressive open-plan kitchen/living/dining space, enhanced by skylights and feature wall. The luxury kitchen with breakfast bar is positioned at the rear with bi-folding doors opening onto the garden and is fitted with a range of base and eye-level units, integrated appliances and a white quartz worktop. A side door also provides convenient access to the exterior of the property.

To the front of the property are bedrooms one and two, both generous double rooms, each benefitting from fitted wardrobes. Bedroom three is also a comfortable double with fitted wardrobes and a side-aspect window. All bedrooms are served by a bespoke contemporary family bath/shower room, featuring a shower enclosure, WC and wash basin, complemented by stylish black fittings and fixtures.

The rear of the property offers a private, neatly maintained garden with patio areas ideal for al fresco dining. To the front, a spacious driveway provides parking for multiple vehicles.

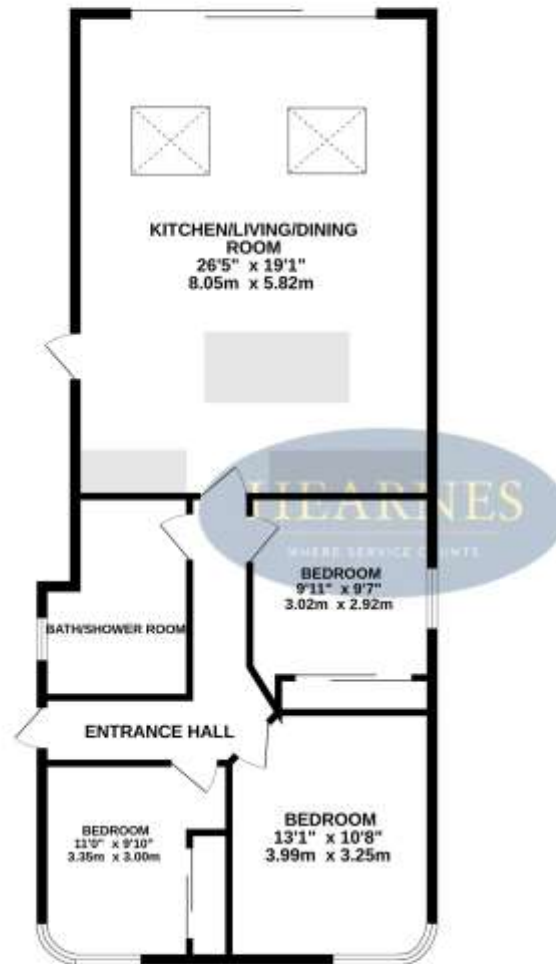
EPC Rating - C

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
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

