



46

HEARNES
WHERE SERVICE COUNTS

A superbly presented four bedroom detached and extended character home in a popular and convenient location situated within easy reach of both Bournemouth and Poole Town Centre's, as well as Branksome retail park and train station. The property is immaculately presented throughout and benefits from a stunning open plan kitchen/living/dining room, an additional reception room, four bedrooms and private rear garden.

On entering the property a hallway provides access to all ground floor accommodation and stairs to the first floor. Situated to the front of the property is a generous living room with feature bay window. An ultra modern open plan kitchen/living/dining room has tri-fold doors opening on the rear garden. Finished with a range of wall and floor mounted units, matching work surfaces, feature island and integrated appliances to include: Neff induction hob with electric down draft extractor, Neff self cleaning oven, Neff dishwasher and large fridge/freezer. The area also benefits from zoned WiFi lighting. The ground floor accommodation is complete with one of the property's bedrooms and understairs WC.

Situated on the first floor are the remaining three bedrooms, two of which are double in size and have feature bay windows. All of the bedrooms are served by a recently refurbished, modern shower room comprising of a large walk-in shower, WC and wash hand basin.

Externally the property features a sunny aspect rear garden mainly laid to lawn with a large decked area adjoining the rear of the property. The front of the property there is a large paved driveway providing off road parking for multiple vehicles. Other benefits include gas fired central heating, double glazing throughout and space for a garage if required.

COUNCIL TAX BAND: C

EPC RATING: D

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
826 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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 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.

Made with Metropix ©2024

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

