



HEARNES
WHERE SERVICE COUNTS

An immaculate three-bedroom detached home located in a premier residential area, just moments from the picturesque Throop Village and scenic river walks. The property also offers easy access to Castle Point Shopping Centre, transport links, and Bournemouth Town Centre, and falls within highly sought-after school catchments. Updated and meticulously maintained by the current owner, the home features a modern kitchen, spacious living room, sunroom, off-road parking, and a detached garage.

Upon entering, a welcoming entrance hall with stairs leading to the first-floor landing provides access to a spacious living room overlooking the front aspect. The living room opens into an attractive garden room with French doors to the rear garden. The refitted kitchen, which also has rear garden access, includes a comprehensive range of floor and wall-mounted units, finished with a contrasting worktop, and space for an American-style fridge/freezer. The ground floor accommodation is complete with a WC.

The first floor features three well-proportioned bedrooms and a modern family bathroom with a shower over the bath, vanity unit, and WC.

Externally, the property includes a private rear garden with a patio adjoining the rear of the house and access to a detached garage. At the front, there is a beautifully landscaped garden with a driveway providing off-road parking, plus additional parking behind a secure gate leading to the garage, which could be converted into additional accommodation.

EPC RATING: TBC

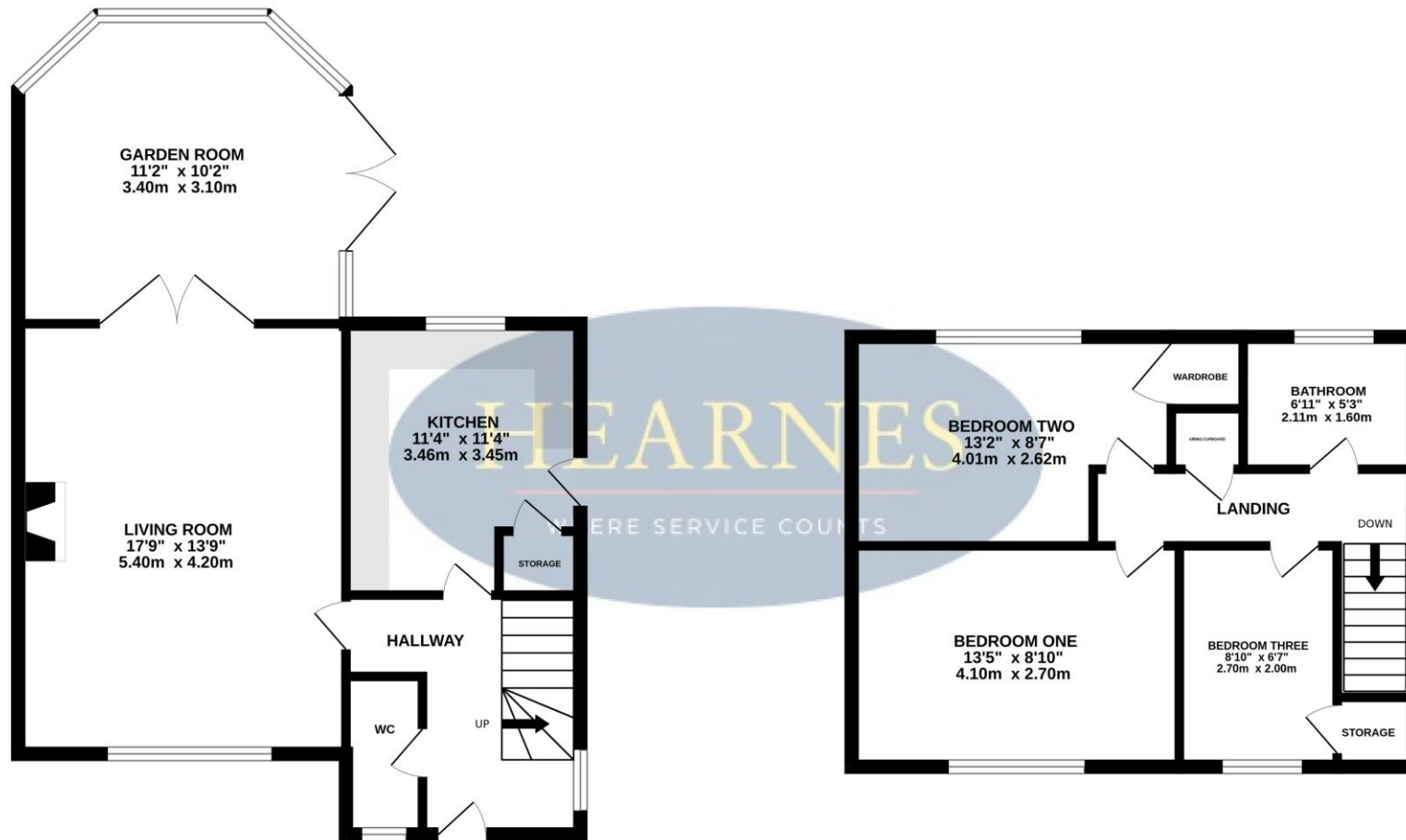
COUNCIL TAX BAND: D

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
597 sq.ft. (55.4 sq.m.) approx.

FIRST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

