



**HEARNES**

WHERE SERVICE COUNTS

A truly exceptional four bedroom detached character house ideally located within a sought after school catchment and residential location within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owners featuring many original features including exposed brickwork whilst benefitting from a spacious living through dining room, modern fitted kitchen, conservatory and modern family bathroom. Further benefits include off road parking and a southerly facing rear garden.

On entering the property an impressive entrance hall with feature exposed brickwork provides access to all ground floor accommodation and opens into a spacious living room with feature bay window, shutters and fireplace which in turn leads via double doors into a separate dining area. A modern fitted separate kitchen features a comprehensive range of floor and wall mounted units, finished with a matching work surface, breakfast bar seating area and stable style door which opens into a conservatory which overlooks and provides access to the rear garden. The ground floor accommodation is complete with understairs storage and WC.

Situated on the first floor are the properties four bedrooms, three of which are generously sized with the master bedroom also featuring an original fireplace. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally a particular feature of the property is the spacious, southerly aspect rear garden being mainly laid to lawn with a spacious block paved seating area adjoining the rear of the property. Additional secure storage is positioned to one side of the property. To the front an attractive block paved driveway provides off road parking.

**COUNCIL TAX BAND: C**

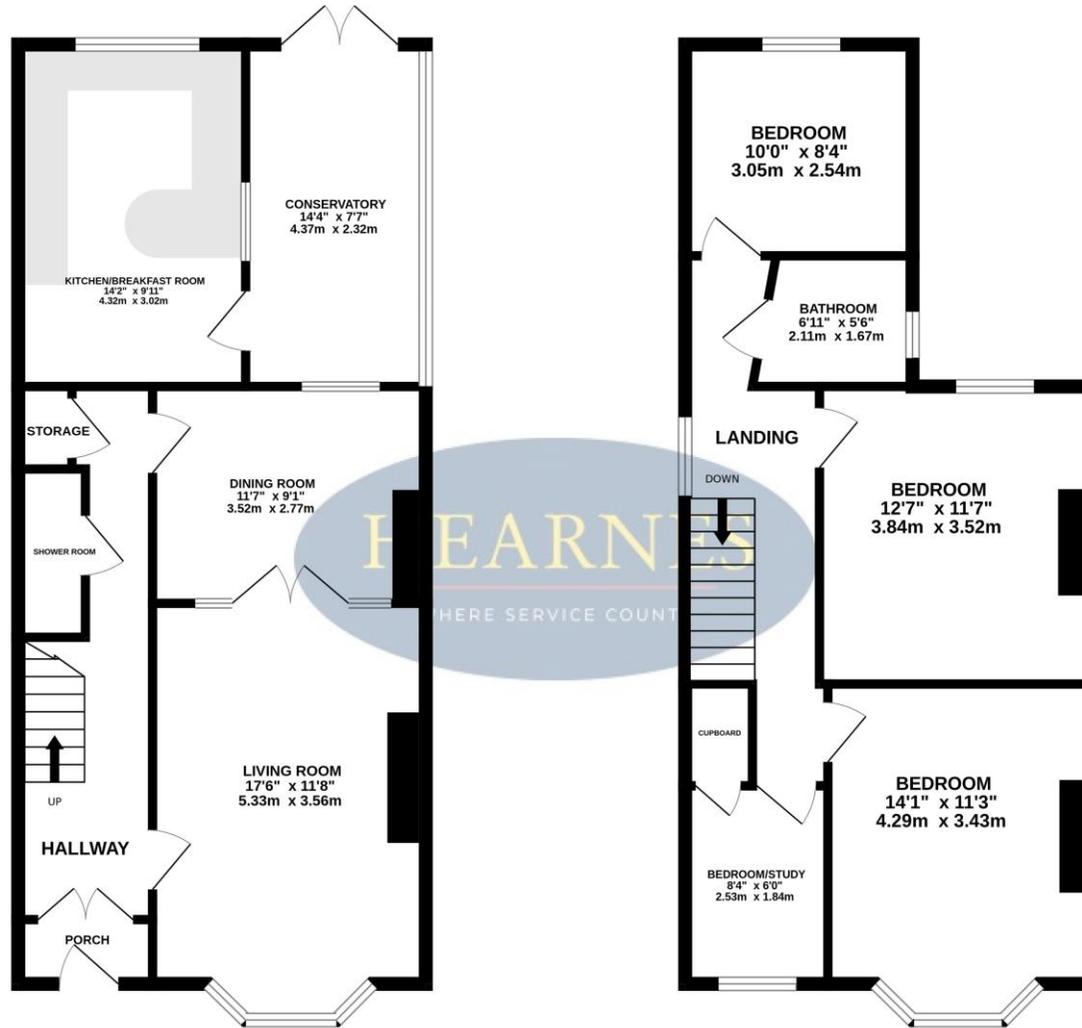
**EPC RATING:C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnas 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

1ST FLOOR



TOTAL FLOOR AREA: 1350sq.ft. (125.4 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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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

