



**HEARNES**  
WHERE SERVICE COUNTS

An immaculately presented three bedroom detached bungalow located in a highly sought after residential location within easy reach of Bournemouth Town Centre and main transport links. The property has been finished and maintained to an exceptional standard by the current owner and further benefits from a kitchen/dining room, two high specification bath/shower rooms, ample off road parking, garage and a private, sunny aspect rear garden.

On entering the property a hallway, leads into a living room offering a pleasant outlook to the front aspect. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, breakfast bar seating area and space for a range of kitchen appliances. The kitchen leads into a separate dining room and also opens into a conservatory which overlooks and leads onto a beautiful, sunny aspect private rear garden.

The property's three bedrooms are all generously sized with the master bedroom being served by a luxury en suite shower room featuring a large walk in shower enclosure. Completing the accommodation is a further high specification family bathroom featuring a WC, wash hand basin, bath and separate shower enclosure. The property also benefits from an additional WC.

Externally the property features a beautifully landscaped rear garden, offering a high degree of privacy whilst featuring a large area laid to attractive block paving along with a generous area laid to lawn finished with a a selection of flower and shrub borders. To the front a tarmac driveway provides ample off road parking and leads to a garage.

**EPC RATING: D**

**COUNCIL TAX BAND: E**

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



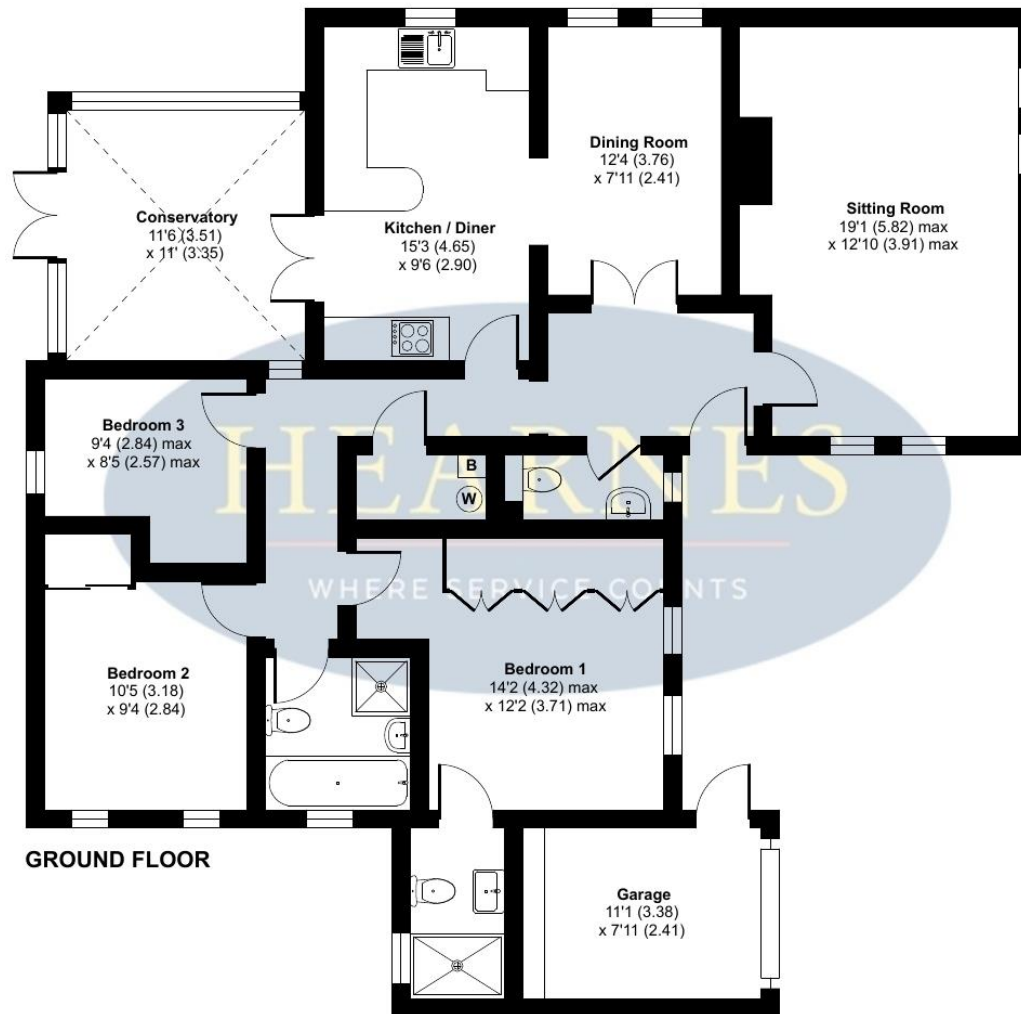
# Summerfields, Bournemouth, BH7

Approximate Area = 1310 sq ft / 121.7 sq m

Garage = 86 sq ft / 7.9 sq m

Total = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1139374

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