



**Maurice Road, Queens Park, Bournemouth,
Dorset, BH8 9DE**

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FREEHOLD

A truly stunning new build detached chalet home located in the premier Queens Park location within a moments walk of the popular Queens Park Golf Course and easy reach of Bournemouth Town Centre and main transport links. Having been finished to an exceptionally high standard this highly rated energy efficient home featuring solar panels, air source heat pump and car charger offers flexible living accommodation, two luxury bath/shower rooms and an open plan kitchen/living room with feature vaulted ceiling.

The property further benefits from a new build warranty and is offered for sale with no forward chain.

On entering the property a welcoming entrance hall opens into a spacious, open plan kitchen/living room featuring a pleasant dual aspect, access to the rear garden via bi-folding doors and impressive vaulted ceiling with exposed beams. A high specification kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of integrated appliances. Two of the property's bedrooms are located on the ground floor and could be easily utilised as additional living areas. The ground floor accommodation is complete with a luxury shower/wet room.

The whole of the ground floor is heated via an under floor heating system and also features bespoke sash style windows.

Situated on the first floor is the property's feature master bedroom finished with exposed featured beams, a wide selection of built in storage and a stunning en suite bathroom.

Externally the property features a low maintenance wrap around garden with a patio seating area adjoining the rear of the property. An attractive block paved driveway also provides off road parking and there is the benefit of a wooden bike store.

EPC RATING: TO FOLLOW

COUNCIL TAX BAND: TBC

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
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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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