



HEARNES

WHERE SERVICE COUNTS

A well-presented four-bedroom detached family home, located in a quiet cul-de-sac in the highly sought-after area of Bournemouth, within easy reach of excellent local schools and the popular Castle Point Shopping Centre. The property offers spacious and versatile accommodation, with four bedrooms, impressive open plan living/dining room, garage, and a sunny rear garden, making it ideal for modern family living.

The ground floor features a welcoming entrance hall with a recently refitted cloakroom/WC, leading to a generous living/dining room with doors opening onto a conservatory that provides views of and access to the garden. To the front aspect a modern kitchen is fitted with a range of fitted units and integrated appliances with space for a fridge/freezer and washer/dryer.

On the first floor, there are four well-sized bedrooms, with the principal bedroom overlooking the rear aspect. The family bathroom serves all bedrooms, and is fitted with a hand wash basin, bath with shower over and WC.

Outside, the property benefits from a private driveway providing off-road parking and access to the garage. The rear garden enjoys a sunny aspect and is mainly laid to lawn, with a patio area adjoining the rear of the property. Conveniently positioned for access to local schools, shops, and transport links, this superb home combines a sought-after location with flexible accommodation.

Council Tax Band: D

EPC Rating: C

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
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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

