



HEARNES

WHERE SERVICE COUNTS

An exceptional detached character home situated within a most favoured location within easy reach of Bournemouth Town Centre and its award-winning sandy beaches. Bursting with original features there are five bedrooms, family bathroom and ensuite, two separate reception rooms and a impressive open plan modern kitchen/living/dining room.

On entering the property a welcoming entrance hall provides access to all ground floor accommodation, with a beautiful staircase leading to the first floor. To the front of the property there are two large reception rooms one with a beautiful bay window bay, the other benefitting from a wood burning stove and double doors giving access to the front of the property. A recently extended and stunning kitchen/living/dining room with part vaulted ceiling is located to the rear of the property with three sets of bi-folding doors leading out to the garden. The kitchen finished to a high standard featuring a comprehensive range of floor and eye level units complimented by quartz work surfaces. There is ample room for a dining table and a living space leading out to the garden. Completing the accommodation a separate utility room with WC.

On the first floor a spacious landing with character glass window gives access to five bedrooms and a family bathroom, all the bedrooms are double in size with the master and second enjoying feature fireplaces. The master bedroom is served by a recently refitted en suite bathroom featuring shower enclosure, hand basin and WC. Completing the first-floor accommodation is a modern family bath/shower room.

The property is situated on a generous plot and to the rear of the house offering a large patio area ideal for entertaining, level lawn and mature borders. To the front there is a carriage driveway offering ample off-road parking and leading to a detached single garage.

COUNCIL TAX BAND: F

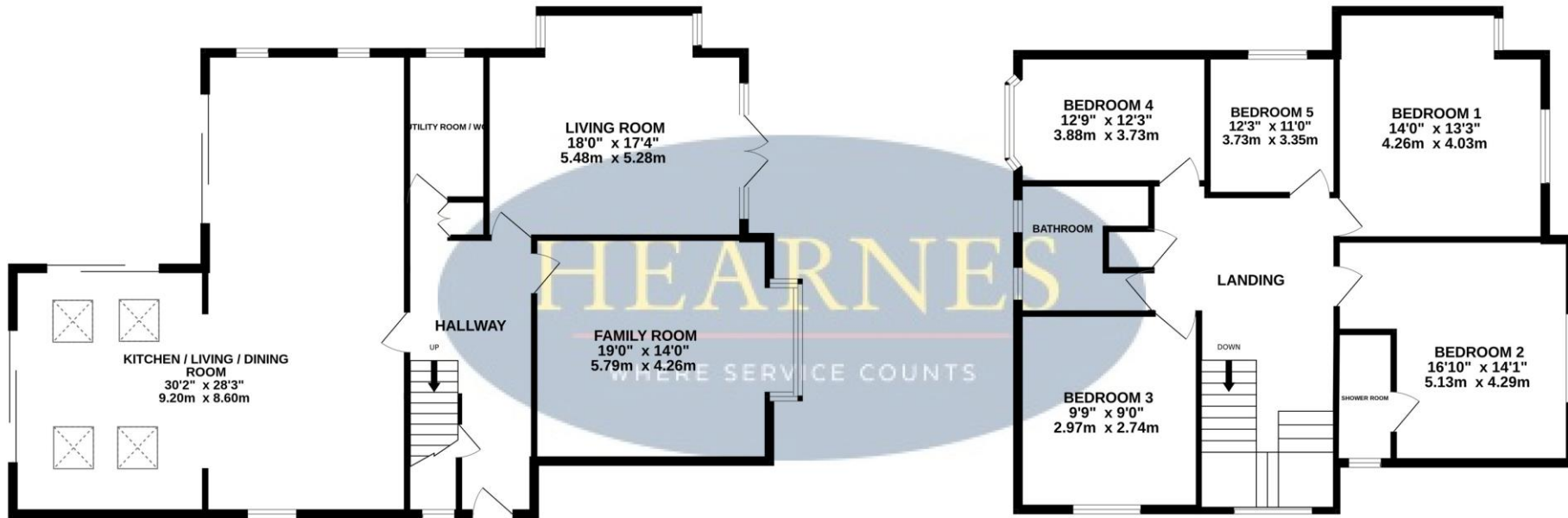
EPC RATING: D

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

1ST FLOOR



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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