



HEARNES

WHERE SERVICE COUNTS

A beautifully presented four bedroom, detached character home located within a highly sought after residential and school catchment location on the outskirts of Bournemouth whilst being within easy reach of the Town Centre and main transport links. The property has been superbly maintained and updated by the current owners whilst featuring a stunning open plan kitchen/dining room, modern family bathroom and a southerly facing rear garden. The property further benefits from a utility room, ground floor bedroom and off road parking.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into a spacious living room with feature bay window overlooking the front aspect. To the rear of the property is a superbly appointed, open plan kitchen/dining room offering a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of kitchen appliances. The dining area leads into a conservatory which overlooks and provides access to the rear garden. Completing the ground floor accommodation is a separate utility room, also providing access to the rear garden, double bedroom/additional reception room and WC.

Situated on the first floor are the property's three remaining bedrooms and a modern family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure. From the first floor a doorway gives access to a private, sunny aspect roof terrace.

Externally the property features a private, sunny aspect rear garden being mainly laid to lawn with two patio seating areas. There is the further benefit of a useful storage shed and fantastic outbuilding currently set up as a bar/pub but would make an ideal home office or hobbies room. To the front of the property there is a driveway providing off road parking.

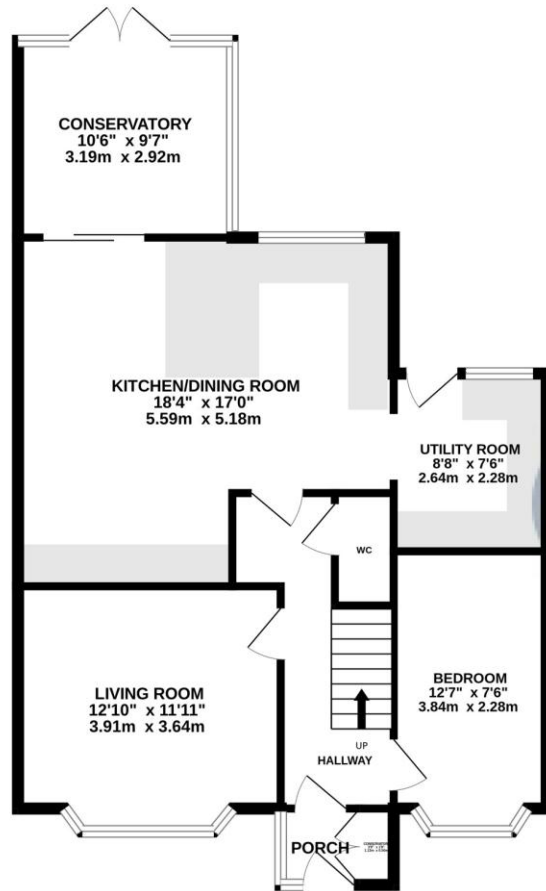
EPC RATING: D

COUNCIL TAX BAND: D

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.



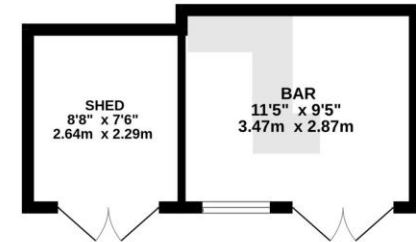
GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



FIRST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



OUTBUILDINGS
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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.
Made with Metropix ©2025

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

