



HEARNES

WHERE SERVICE COUNTS

**St Lukes Road, Bournemouth
Dorset**

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An impressive detached character home ideally located within a moments walk of Winton High Street and easy reach of Bournemouth Town Centre and main transport links. Having been wonderfully updated and maintained by the current owners the property features three double bedrooms with an impressive master bedroom suite, two large ground floor reception rooms of which one could be utilised as bedroom four along with a stunning open plan kitchen/family room. The property is offered for sale with no forward chain.

An entrance porch leads to the main hallway, with a feature staircase leading to the first floor, opens into an impressive living room with large feature window and log burner. Double doors lead to the stunning, open plan kitchen/dining/family room which overlooks and leads to the rear garden. The kitchen with feature tiled flooring, which also benefits from underfloor heating, offers a comprehensive range of floor and wall mounted units finished with feature granite work surfaces, large island unit and a range of kitchen appliances. Completing the ground floor accommodation is a further, spacious reception room which could be utilised as a further double bedroom, WC and spacious utility room.

Situated on the first floor are the property's three bedrooms, all of which are generous in size with the impressive master bedroom benefitting from a walk in wardrobe and spacious en suite shower room with walk in shower. Completing the accommodation is a modern fitted family bathroom.

Externally the property features a private rear garden being mainly laid to lawn with a range of established borders and spacious patio seating area, ideal for outdoor dining and entertaining. To the front an attractive block paved driveway provides ample off road parking.

EPC RATING: D

COUNCIL TAX BAND: F

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.



GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.

FIRST FLOOR
837 sq.ft. (77.0 sq.m.) approx.

SECOND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 2431 sq.ft. (225.8 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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