



HEARNES

WHERE SERVICE COUNTS

A spacious four bedroom detached house located in a highly sought after residential and school catchment location within easy reach of Bournemouth Town Centre and backing onto Stour Valley Nature Reserve and beautiful river walks. The property offers generously sized living accommodation and features two linking reception rooms, a modern kitchen room along with two bath/shower rooms. Further benefits include off road parking, a double garage and private rear garden.

On entering the property, a welcoming entrance hall with stairs rising to the first-floor landing opens into a modern kitchen, which also provides access to the rear garden. The kitchen is fitted with a comprehensive range of floor and wall-mounted units, complemented by a contrasting work surface, and includes both integrated appliances and space for further kitchen essentials. A spacious living room features an attractive feature fireplace and sliding doors opening directly onto the rear garden. Double doors lead into a separate dining room, which also connects back to the hallway, creating a natural flow between the rooms. The ground floor accommodation is completed by a convenient WC.

Situated on the first floor are the property's four bedrooms, all of which are generous in size with the primary bedroom featuring a range of fitted wardrobes and benefitting from an en suite shower room. The accommodation is complete with a fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally, the property enjoys a private rear garden, predominantly laid to lawn and complemented by attractive mature borders, with a patio seating area adjoining the rear of the house. To the front, a driveway provides ample off-road parking and leads to a double garage with an electric up-and-over door.

COUNCIL TAX BAND: E

EPC: C

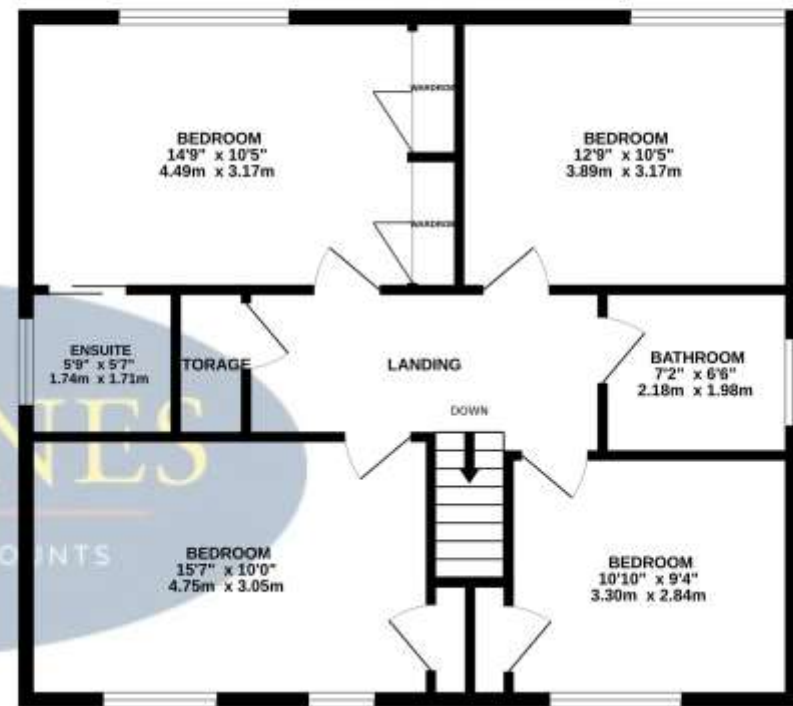
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GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



FIRST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1666sq.ft. (154.8 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

