



HEARNES

WHERE SERVICE COUNTS

A truly exceptional four double bedroom, three bath/shower detached character house located in the highly sought after Queens Park location within easy reach of Bournemouth Town Centre, the popular Queens Park Golf Course and main transport links. The property, finished to the highest of standards, offers spacious and flexible living accommodation whilst retaining many original character features including two wood burning stoves whilst also featuring a stunning open plan kitchen/dining/living area, ground floor bedroom and shower room along with being situated in a private plot with ample off road parking and garage.

On entering the property a welcoming entrance hall leads into a spacious reception area with feature wood burner and leading into a stunning open plan kitchen/dining/living area running across the rear of the property whilst overlooking and providing access to the rear garden. The living area also features a further wood burning stove whilst the bespoke fitted kitchen offers a comprehensive range of floor and wall mounted units finished with a solid stone work surface. The kitchen also benefits from a walk in pantry cupboard, separate utility room and integral access to the garage. The ground floor accommodation is complete with a double bedroom and luxury en suite shower room along with a further WC.

Situated on the first floor are the property's three remaining bedrooms, all of which are generously sized double rooms with the impressive master bedroom featuring fitted wardrobes and a beautiful en site shower room. Completing the accommodation is a further, impressive family bathroom featuring a WC, wash hand basin and free standing roll top bath with shower over.

COUNCIL TAX BAND:E

EPC:C

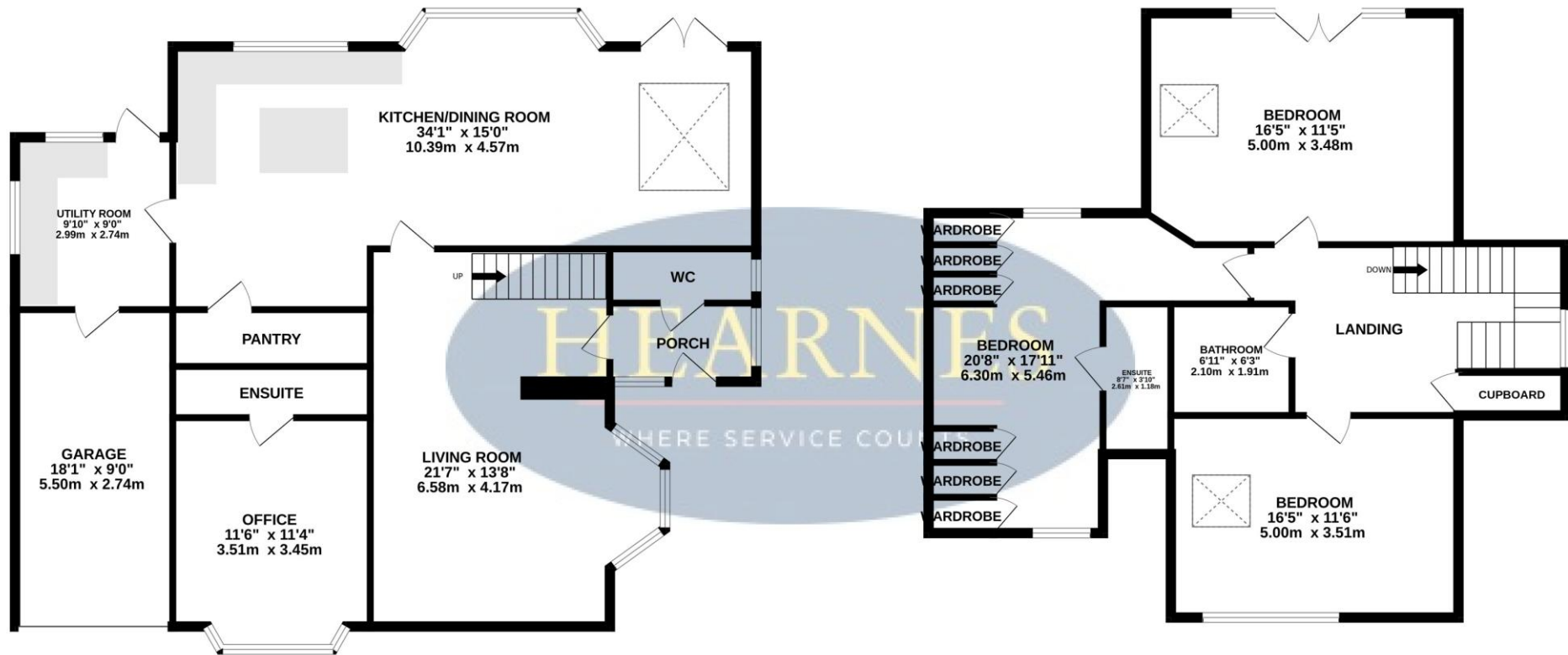
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GROUND FLOOR
1274 sq.ft. (118.4 sq.m.) approx.

FIRST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 2149 sq.ft. (199.6 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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