



HEARNES
WHERE SERVICE COUNTS

An immaculate detached family home situated in the premier Queens Park location within easy reach of the popular Queens Park Golf Course, Castle Point, Bournemouth Town Centre and transport links. Parkway Drive is situated in the heart of Queens Park, close to the golf course, the prestigious Park School, and both Bournemouth Grammars. Being close to numerous large employers including the Royal Bournemouth Hospital and JP Morgan the property is conveniently situated for commuters being close to the A338 Wessex Way and Bournemouth Travel interchange with its direct link to London Waterloo.

Upon entering the property, you are welcomed into a bright entrance hallway leading to all ground floor accommodation. There is a spacious living room to the front with a set of French doors leading into a conservatory that enjoys a beautiful view over the rear garden. A further reception room which is currently utilised as a dining room which could also be used as a fourth bedroom or home office. To the rear of the property a modern kitchen/breakfast room with room for a table and chairs offers a contrasting worktop, wall and base mounted storage units and an array of integrated appliances including a dishwasher, gas hob and space for both fridge/freezer and range cooker. Completing the downstairs accommodation a refitted cloakroom.

On the first floor a bright and airy landing with useful study area gives access to three double bedrooms with the master benefitting from its own en-suite shower room. Bedrooms two and three share use of a luxury fully tiled bath/shower room with hand wash basin, WC, separate shower enclosure and bath.

Externally the property features a private, sunny aspect rear garden offering a pleasant outlook whilst being mainly laid to lawn with a selection of attractive flower and shrub borders. To the front a beautifully maintained garden and spacious driveway provides ample off-road parking leading to a car port and detached garage.

EPC RATING: E COUNCIL TAX BAND: F

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.



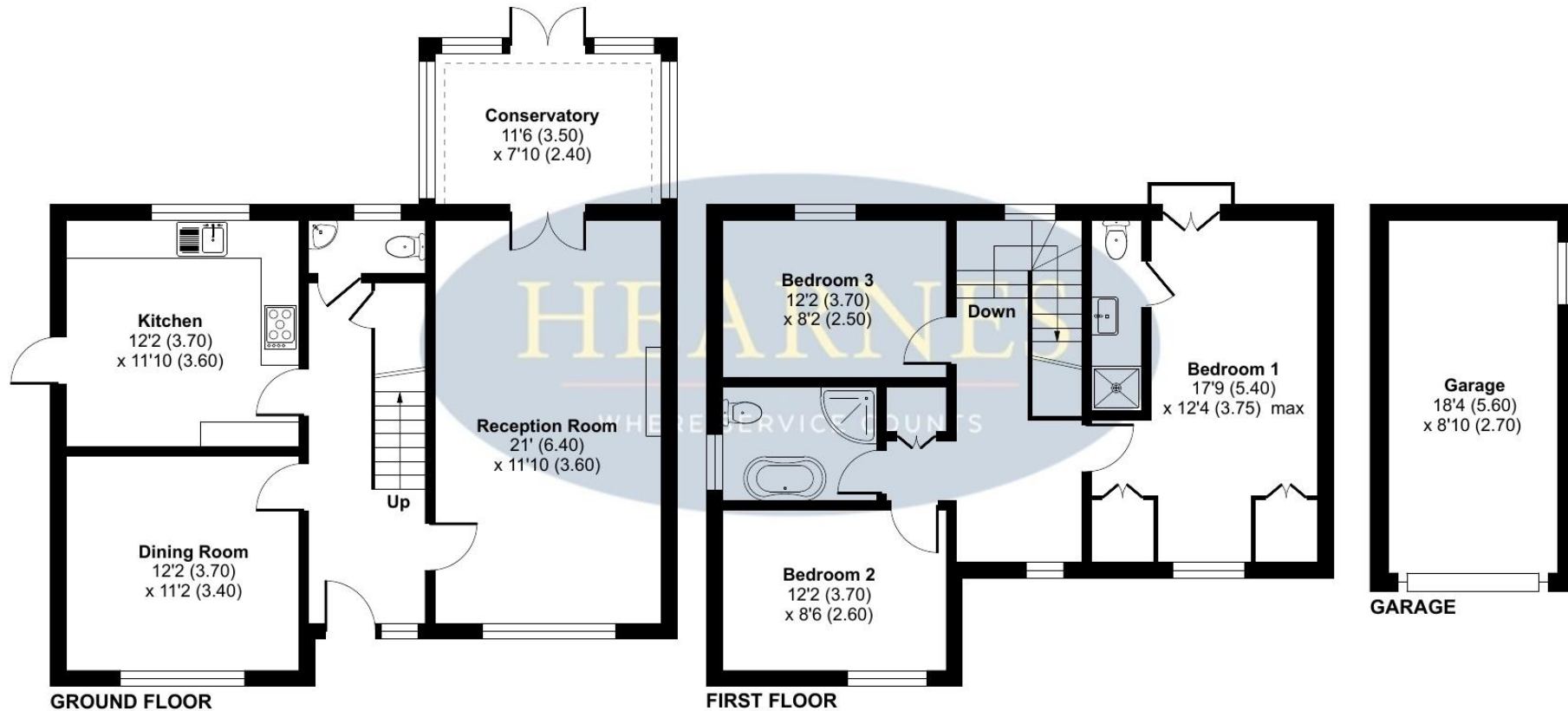
Parkway Drive, Bournemouth, BH8

Approximate Area = 1402 sq ft / 130.2 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1565 sq ft / 145.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1102607

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

