



HEARNES
WHERE SERVICE COUNTS

An impressive detached four-bedroom Georgian family home with beautiful character features and flexible accommodation. The property is positioned just a short walk away from the highly popular Westbourne Village, offering a range of individual and boutique bars, shops, and restaurants. It is also only a short walk to Coy Pond and Bournemouth Pleasure Gardens, which offer a quiet sylvan route into the heart of Bournemouth Town Centre, the award-winning sandy beaches, and transport links, including a mainline train station. The property is offered for sale with no forward chain.

Upon entering the property through an attractive entrance porch, a bright and airy entrance hall gives access to all downstairs accommodation. Immediately to the left-hand side, a door leads into a kitchen/breakfast area. The kitchen/breakfast area, with contrasting work surfaces, comprises floor and wall units with integrated appliances and access to the rear garden. A particular feature of the property is the living room, which enjoys a dual aspect with arched windows overlooking the front and rear gardens. The dining room, also with arched windows, overlooks the front aspect. Completing the ground floor accommodation is a cloakroom with a low-level WC and wash hand basin.

An impressive staircase leads from the entrance hallway to the first floor, passing a character window on the half landing that provides a wealth of natural light. The master bedroom benefits from a modern en suite shower room. Two further double bedrooms and a smaller single bedroom are served by a main bathroom, which comprises an oversized bath, a shower cubicle, a wash hand basin, and a WC.

The property enjoys a secluded position within its plot, with a low-maintenance garden which has been extensively and professionally landscaped which is mainly laid to patio with multiple seating areas to enjoy all parts of the day. There is a detached home office that benefits from power, underfloor heating, and an ethernet broadband connection. To the front aspect, an L-shaped driveway offers ample off-road parking, and a further raised area offers a perfect opportunity for additional landscaping.

Council Tax Band: E

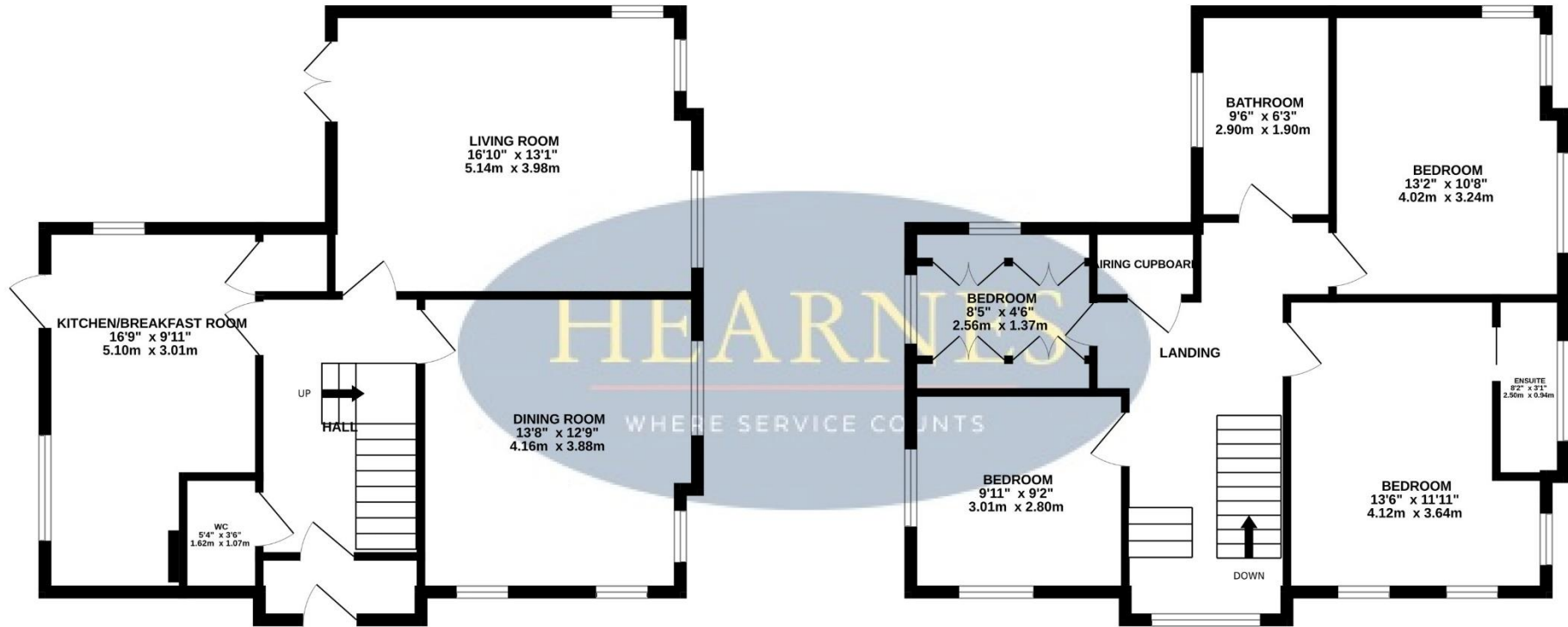
EPC Rating: E

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

1ST FLOOR



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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