



HEARNES
WHERE SERVICE COUNTS

An impressive detached home situated within a most sought-after location occupying a private plot just moments away from Queens Park Golf Course. The property is conveniently located for the Bournemouth Grammar Schools, the well-regarded Park School as well as Castlepoint shopping centre. Local amenities are within a short walk, Bournemouth Town Centre and its award-winning golden beaches are approximately 3.5 miles away.

On entering the property there is a welcoming hallway offering access to all ground floor accommodation and stairs to the first floor. To the front of the property there is a sitting room with an attractive bay window overlooking the front aspect and a log burner. To the rear of the property there is an impressive, open plan kitchen/dining room with French doors leading onto the rear garden. The kitchen area is fitted with a range of base and eye level units, contrasting work surface and integrated electric oven, gas hob and space for fridge/freezer. From both the kitchen and the hallway, you enter a living room that exceeds 22 ft in length and also offers access to the rear garden through French doors. From the living room a spacious utility room leads to an integral garage and gives access to the rear garden. Completing the ground floor accommodation is a double bedroom with modern ensuite fitted with WC, hand wash basin, bath and walk in shower enclosure.

On the first floor the landing gives access to three bedrooms and a family bathroom. The master bedroom with a bay window is a good-sized double with integrated wardrobes, bedroom two overlooks the rear garden and bedroom three also benefits from a bay window overlooking the front aspect. A modern family bathroom is fitted with a four-piece suite to include shower over bath, WC and wash basin.

To the rear of the property, there is a neatly landscaped and spacious garden. A patio rear abuts the house, offering space for al fresco dining, with the rest of the garden laid to level lawn with mature borders. To the front of the property there is a landscaped gravel driveway, leading to a single garage.

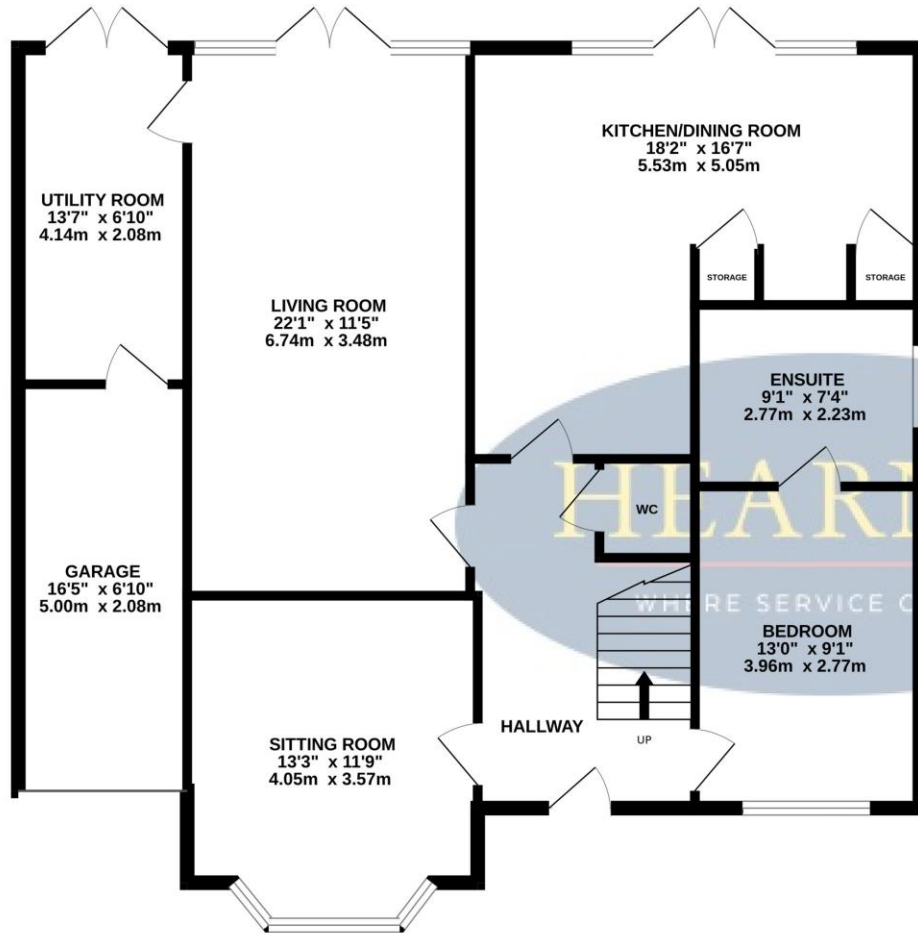
COUNCIL TAX BAND: D

EPC RATING: D

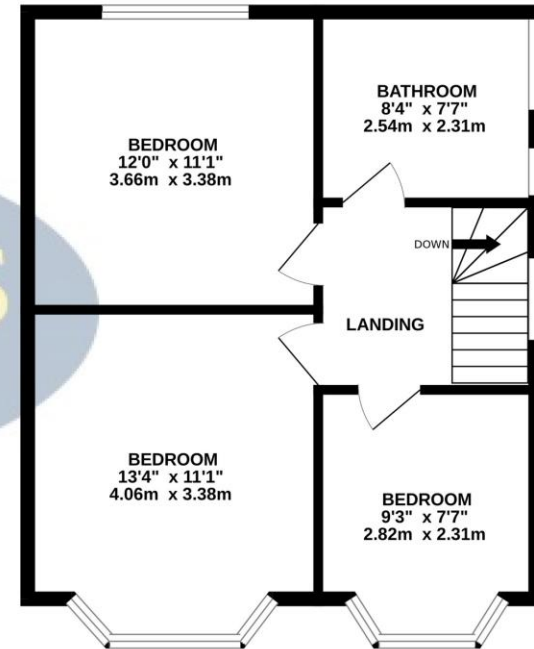
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 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

