



**HEARNES**  
WHERE SERVICE COUNTS

An immaculate four bedroom detached character house situated in one of the most sought after roads in the local area, within excellent school catchment. Having been extremely well maintained by the current owners the property features two reception rooms, a conservatory, high specification kitchen /breakfast room, a bathroom and en-suite. The property also boasts a lovely size rear garden with decked area and summer house, a detached garage and ample off road parking.

On entering the property, a welcoming entrance hall, which has understairs storage and ground floor w/c. To the front of the property are the two reception rooms, both having feature bay windows and plenty of space for furniture. There is a handy utility / pantry room just off the kitchen. The kitchen / breakfast room is a lovely size and has plenty of storage with low level and wall mounted cupboards. The breakfast bar is also moveable if more space is needed. The conservatory is a lovely size and has ample room for seating and gives access to the private rear garden. There is a large storage cupboard off the conservatory.

The first floor landing is spacious and leads to the property's four bedrooms all of which are generous in size and the main bedroom having the benefit of an en-suite shower room. Completing the accommodation is the family bathroom featuring a WC, wash hand basin and bath.

Externally a particular feature of the property is the spacious, sunny aspect rear garden featuring a lovely, decked seating area with a summer house, a vegetable patch and a lawned area. In the rear garden is also the detached garage which you can access via the side of the property. To the front is the driveway which provides ample off road parking with double gates providing access to the rear.

**EPC RATING: C**

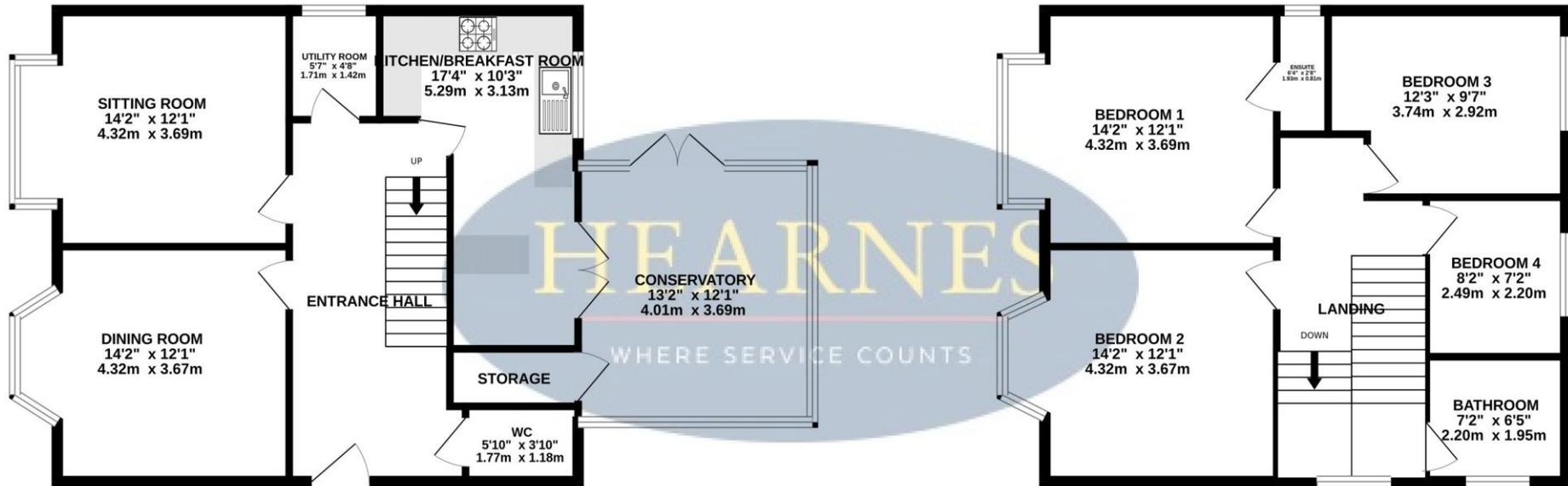
**COUNCIL TAX BAND: E**

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  
838 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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

