



**Bournewood Drive, Bournemouth
Dorset**

Bournemouth Drive, Bournemouth, Dorset

A superbly positioned detached character home ideally located within easy reach of Westbourne Village and just a mile distant from Bournemouth Town Centre. The property has been tastefully updated by the current owner and offers two bath/shower rooms, a detached double garage and ample off road parking. The property is offered for sale with no forward chain.

On entering the property an entrance porch opens into a spacious living/dining room with feature fireplace. From the reception room there is a conservatory with doors opening out to the garden. An inner hallway leads through to a superbly appointed kitchen/breakfast room with double doors leading out to the garden. The kitchen offers a wide range of base and eye level units finished with a contrasting work surface and including an integrated electric oven, gas hob and space for a washing machine and dishwasher. Completing the ground floor accommodation is a shower room.

The first floor landing leads to four well proportioned bedrooms which are served by a modern family bathroom and separate WC.

Externally the property offers two areas of garden both being mainly laid to lawn with one offering a large block paved seating area. The front of the property offers a high degree of privacy from the road with a block paved carriage driveway offering ample off road parking. Completing the property is a detached double garage.

The property benefits from recently replaced double glazed windows and no onward chain.

COUNCIL TAX BAND: F

EPC RATING: D

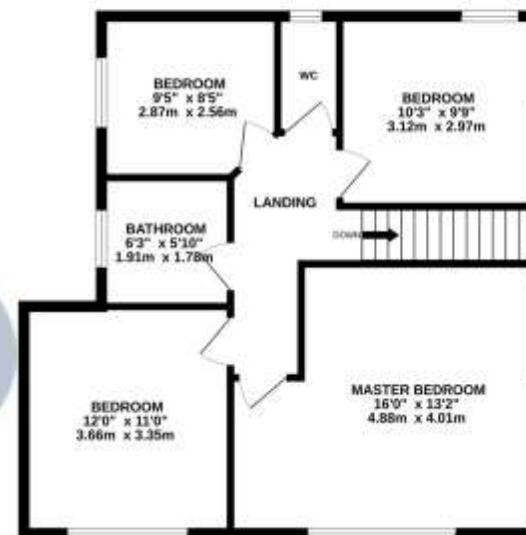
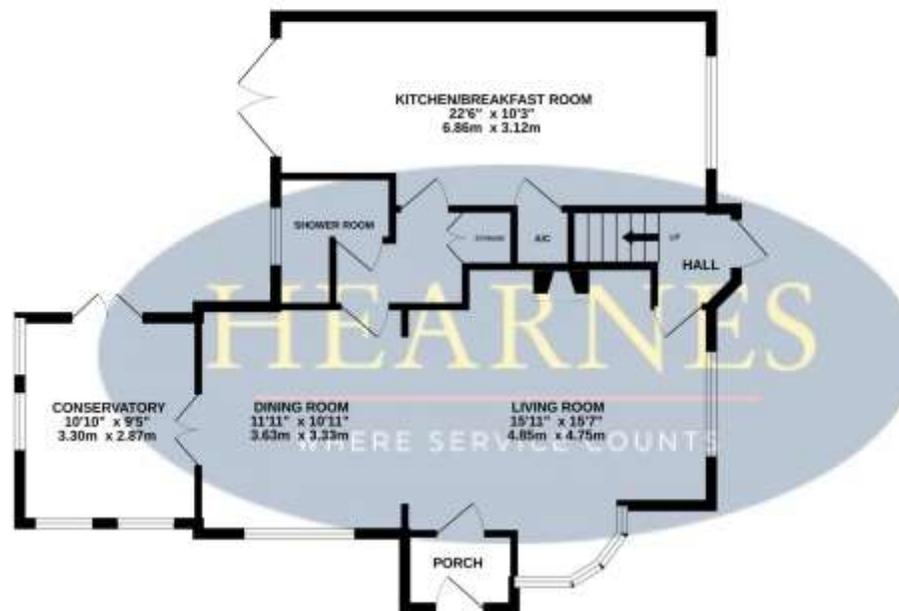
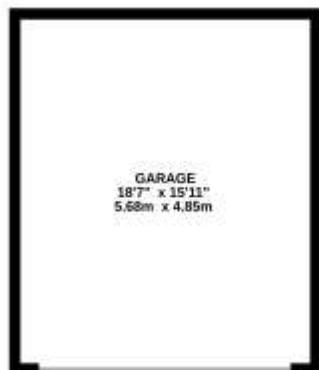
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



GARAGE

GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA : 1817sq.ft. (168.8 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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