



HEARNES

WHERE SERVICE COUNTS

A stunning four bedroom detached home located within a sought after residential location within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owners and features two modern bath/shower rooms, an impressive open plan kitchen/dining room with bi-folding doors leading to the garden along with a separate utility room, living room and off road parking whilst also benefiting from a newly fitted roof.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living room with feature bay window overlooking the front aspect. To the rear of the property there is an impressive open plan kitchen/dining room with bi-folding doors leading onto a private rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a solid stone work surface and large kitchen island along with a range of integrated appliances whilst also benefitting from a separate utility room. A WC completes the ground floor accommodation.

Situated on the first floor are the property's four bedrooms all of which are generously sized. The impressive master bedroom suite currently utilises bedroom four as a walk in dressing room but could be easily converted back. The master bedroom also benefits from a modern fitted en suite shower room. Completing the accommodation is a luxury family bathroom comprising a WC, wash hand basin and bath with shower over.

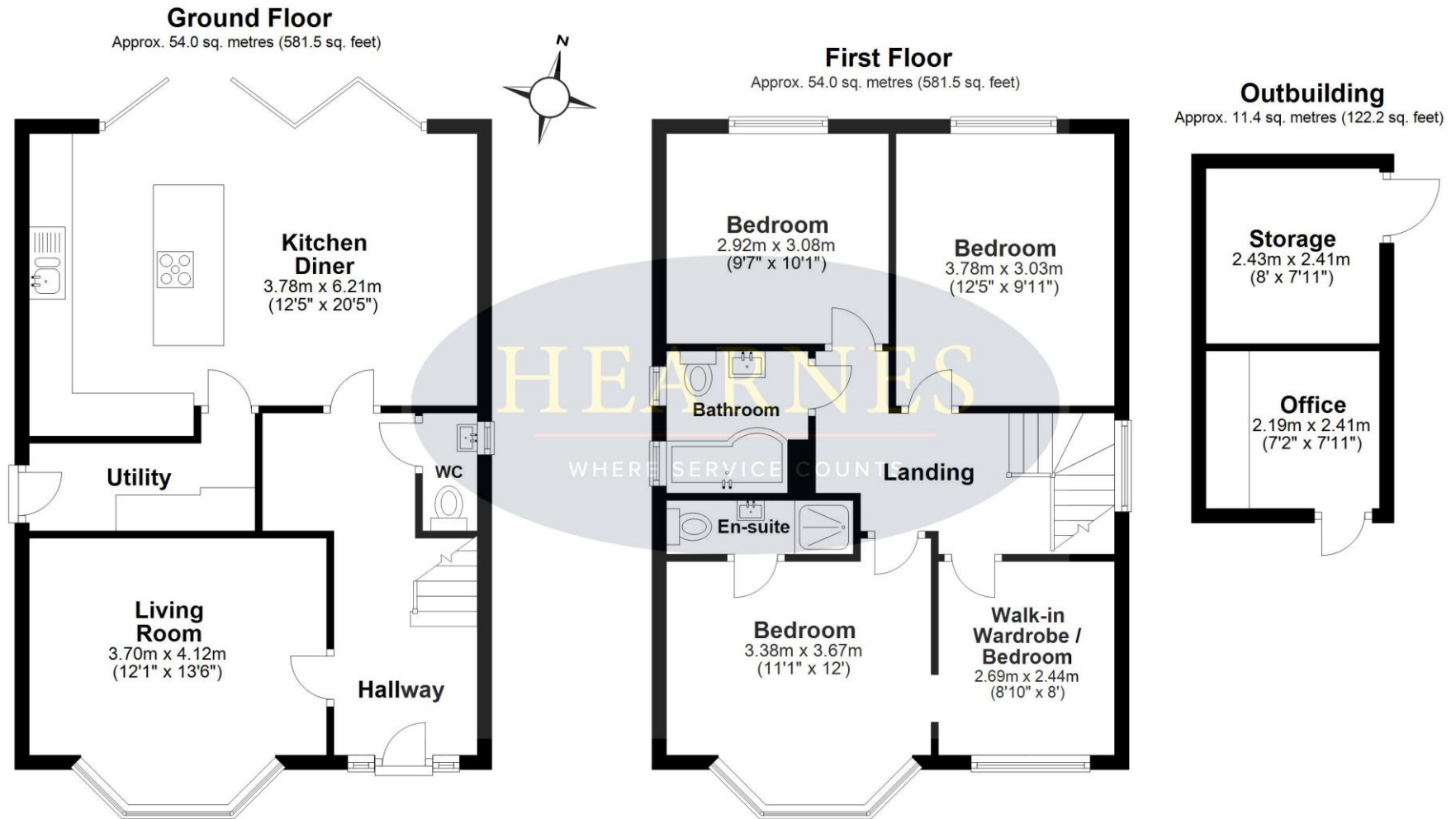
Externally the property features an impressive landscaped rear garden featuring a large area laid to lawn along with a decked and patio seating area. The property further benefits from ample outside storage and home office area.

EPC RATING: E

COUNCIL TAX BAND:D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.





Total area: approx. 119.4 sq. metres (1285.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

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