



HEARNES

WHERE SERVICE COUNTS

An exceptional opportunity to acquire a beautifully reconfigured and extensively upgraded three-bedroom detached bungalow, positioned within a quiet and highly sought-after cul-de-sac in Westbourne. Finished to a high standard throughout, the property offers a superb balance of contemporary design and practical living, with a clear emphasis on space, light and lifestyle.

On entering the property, a generous entrance hall immediately sets the tone, featuring two large built-in storage cupboards, one configured for laundry and the other providing excellent general storage. The principal dual aspect living room is enhanced by double glazed bifolding doors opening onto a porcelain terrace, allowing natural light to flood the space and creating a seamless indoor-outdoor connection. A contemporary feature fireplace with log burner and striking Italian marble and granite chimney breast provides a central focal point. The modern kitchen overlooks the front aspect and is fitted in a contemporary style with a range of high-quality units, solid woodwork surfaces and integrated appliances including Neff, Bosch and AEG. To the rear, an impressive second reception room with a vaulted ceiling offers a versatile living space, finished with Porcelanosa tiled flooring, Velux roof windows and aluminium bifold doors opening onto the south-facing rear garden. A bespoke Sharps fitted bookcase with integrated lighting adds a further feature to the room.

The extended principal bedroom is a well-appointed space featuring aluminium bifold doors opening onto the garden, a walk-in wardrobe with Sharps fitted cabinetry and integrated lighting, and a luxurious en-suite bathroom complete with freestanding bath and Porcelanosa tiling. Two further double bedrooms provide flexibility for family living or home working, with fitted mirrored wardrobes to the guest bedroom and the third currently arranged as a study. A beautifully finished main bath/shower room completes the accommodation, incorporating Porcelanosa tiling, spacious walk-in shower enclosure and a feature bath wall with subtle integrated lighting.

The property has been finished to an excellent specification throughout, including Amtico flooring across the main living areas, aluminium windows and bifold doors in anthracite grey, integrated lighting, contemporary Stelrad radiators, a modern Bosch boiler, and engineered oak internal doors with brushed chrome ironmongery.

Externally, the property is superbly presented, with a newly installed tegula block paved driveway providing ample off-road parking and a striking contemporary Palladio entrance door with glazed side panel. The south-facing rear garden offers a private, low-maintenance space ideal for seating and entertaining, complemented by uplighters to illuminate the established planting including red robin hedging, a pear tree and an apple tree. Porcelain tiling extends across the front terrace and along both sides of the property, creating a cohesive and high-quality finish. A garage with a newly installed Garador provides excellent additional storage and utility space, with power, fitted shelving, space for appliances and direct access to the garden.

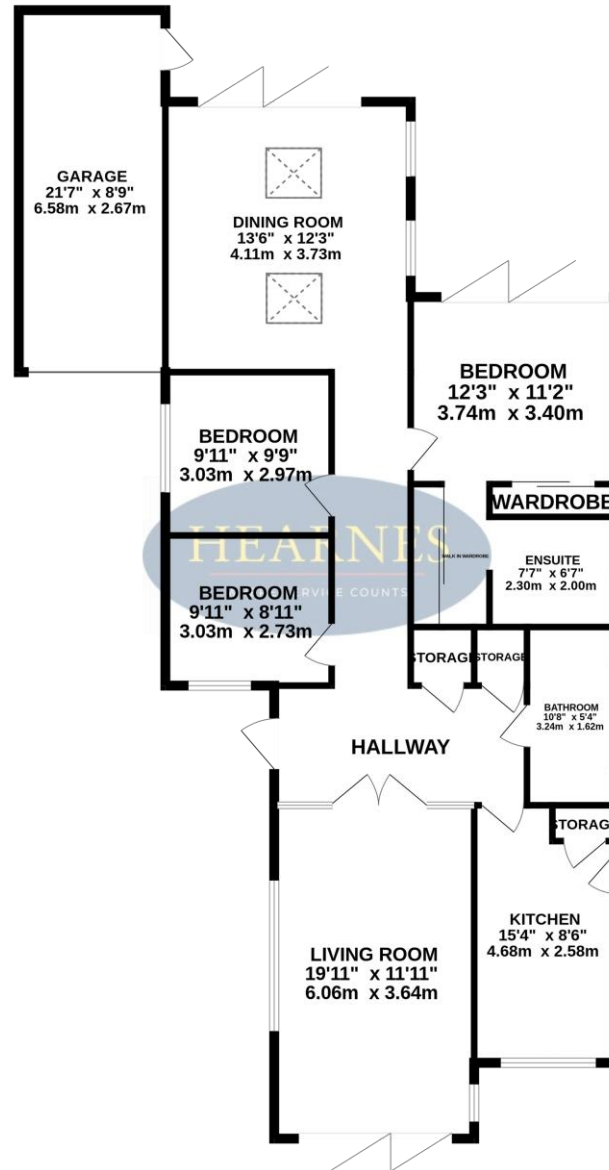
Council Tax Band: E

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.



GROUND FLOOR
1496 sq.ft. (138.9 sq.m.) approx.



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