



HEARNES
WHERE SERVICE COUNTS

A substantial five bedroom detached home located in a popular residential location within easy reach of Bournemouth and Poole Town Centres. The property offers spacious and flexible living accommodation whilst further benefitting from a stunning open plan kitchen/dining room, three bath/shower rooms and a sunny aspect rear garden backing onto and offering far reaching views across Turbary Park Heathland. The property further benefits from ample off road parking and a converted garage making an ideal home office.

On entering the property a hallway provides access to all ground floor accommodation and opens into an impressive open plan kitchen/living/dining room with bi-folding doors opening onto the rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, large kitchen island and range of appliances. The dining area leads into a separate living area. Three of the property's double bedrooms are located on the ground floor with one benefitting from a walk in wardrobe. The ground floor accommodation is complete with a modern shower room and separate family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure.

Situated on the first floor are two further, generously sized bedrooms.

Externally the property features a spacious, sunny aspect rear garden offering impressive, far reaching views across Turbary Park Heathland whilst the garden benefits from an area laid to lawn along with a spacious decked seating area adjoining the rear of the property. There is also the benefit of a converted garage making an ideal home office or study whilst also benefitting from its own shower room and WC. To the front a driveway offers ample off road parking.

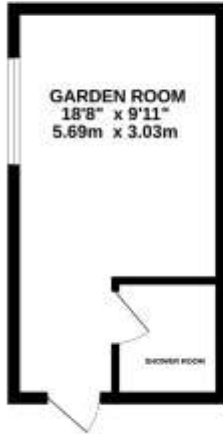
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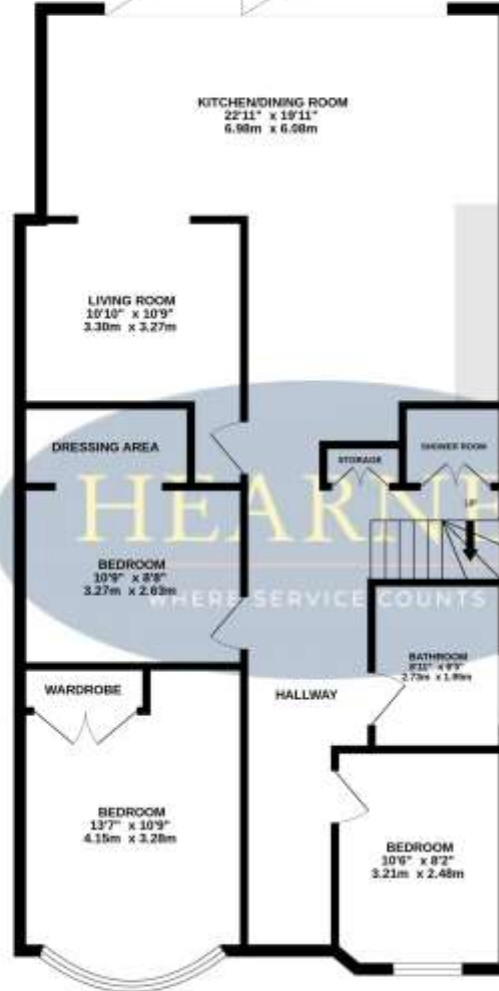
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



GARDEN ROOM
306 sq.ft. (28.3 sq.m.) approx.



GROUND FLOOR
1095 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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.

