



HEARNES
WHERE SERVICE COUNTS

A truly stunning new-build detached home, located in a highly sought-after residential area, just moments from the popular Queens Park and within easy reach of Bournemouth Town Centre and excellent transport links. Finished to an exceptionally high standard, this energy-efficient home boasts a highly rated EPC and offers flexible living accommodation, a luxury bath/shower room, and an impressive open-plan kitchen/living area with a striking vaulted ceiling.

Upon entering, you are welcomed into a breath-taking open-plan kitchen/living/dining space, designed to impress with its dual-aspect outlook, French doors leading to the rear garden, and a charming log burner. Bespoke styling elements include an eye-catching vaulted ceiling with exposed beams, feature brickwork, and a top-mounted sliding door leading to the remaining accommodation. The high-specification kitchen, complete with a central island, offers a comprehensive range of floor and wall-mounted units, complemented by a contrasting work surface, integrated appliances, and a kitchen tap providing both filtered and boiling water.

The primary bedroom, positioned at the rear, enjoys direct access to the garden and benefits from fitted wardrobes. The second double bedroom overlooks the front aspect and provides ample space for a study area. Both bedrooms offer excellent versatility and could easily be repurposed as additional living spaces. They are served by a luxurious bath/shower room, beautifully finished with bespoke tiling and high-quality fixtures. The accommodation is further enhanced by a spacious loft area and a practical utility space, providing additional storage and room for white goods. Underfloor heating runs throughout the property, with each room individually controlled by smart technology.

Externally, the property features a low-maintenance, south-facing garden with multiple seating areas, an artificial lawn, and a patio adjoining the rear of the house. A tarmac driveway provides off-road parking, while a carport with EV charging and solar panels enhances the home's sustainability, offering the current owners reduced energy costs.

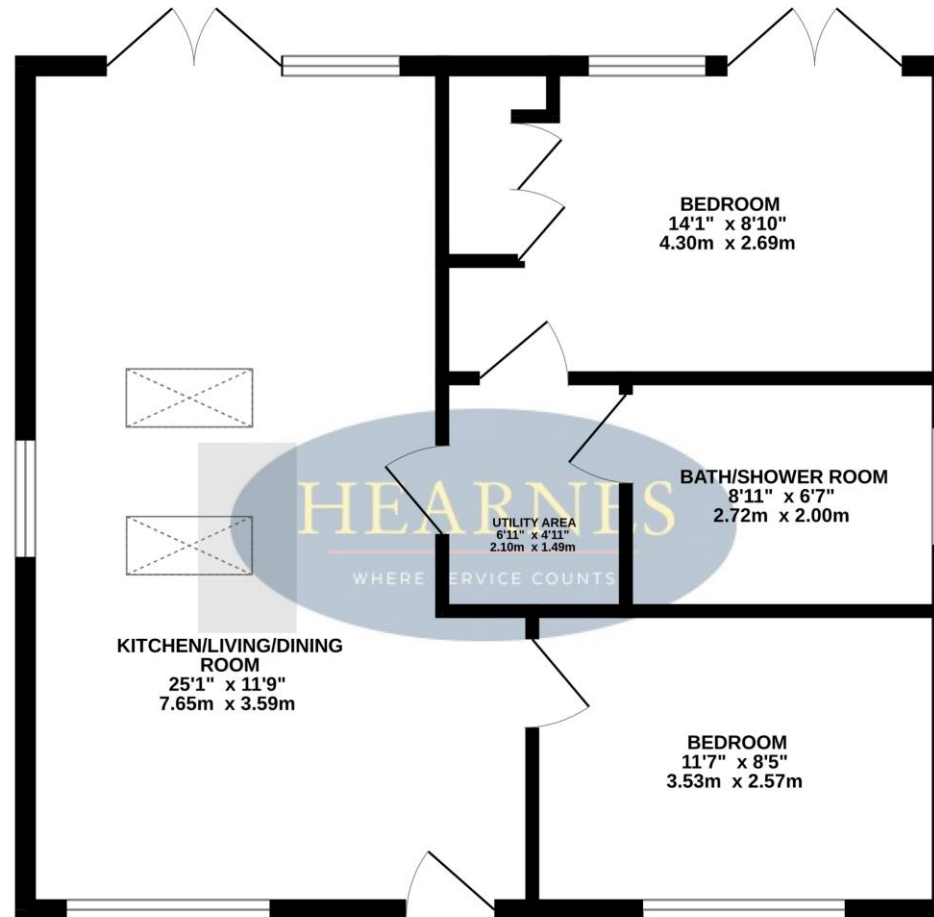
The property further benefits from the remainder of a 10-year new-build warranty, valid from September 2023.

EPC RATING: A COUNCIL TAX BAND: TBC

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
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

