



HEARNES
WHERE SERVICE COUNTS

A substantial four-bedroom detached character home offering flexible accommodation, located in the sought-after Queens Park area. It is just a short distance from Queens Park Golf Course and within easy reach of Bournemouth Town Centre and transport links. The property features an open plan kitchen/dining room, a spacious living room, a grand entrance hall, two bath/shower rooms, and a landscaped rear garden.

Upon entering the property, you are greeted by an impressive entrance hall featuring a fireplace and a box bay window with a reading corner. This hall provides access to all ground floor rooms and a feature staircase leading to the first floor. The living room, with its fireplace and feature bay window, overlooks the front aspect. At the rear of the property, a large family room also includes a fireplace and a door leading out to the rear decking. A highlight of the home is the open plan kitchen/dining area, equipped with a comprehensive range of floor and eye-level units, complemented by a contrasting worktop. The kitchen includes an integrated dishwasher, a freestanding cooker, and ample space for a large American-style fridge. From the kitchen, you can access a utility room, and double doors that lead out onto the rear decking, overlooking the garden.

The first floor houses four double bedrooms, each generously sized. The principal bedroom features fitted wardrobes, a bay window, and an ensuite shower room. Bedroom two, which overlooks the rear aspect, benefits from a floating wardrobe partition. Bedrooms three and four are also spacious double rooms. The first-floor accommodation is completed by a family bathroom with a bath and shower over, WC, and hand wash basin.

Outside a sunny aspect rear garden offers multiple entertaining spaces. There is a raised decking area with steps leading down to a second decked seating area perfect for dining. At the lower level a secluded garden area is mainly laid to lawn with access down the side of the property to the driveway. The front of the property boasts a paved in-and-out driveway providing ample off-road parking.

COUNCIL TAX BAND: E

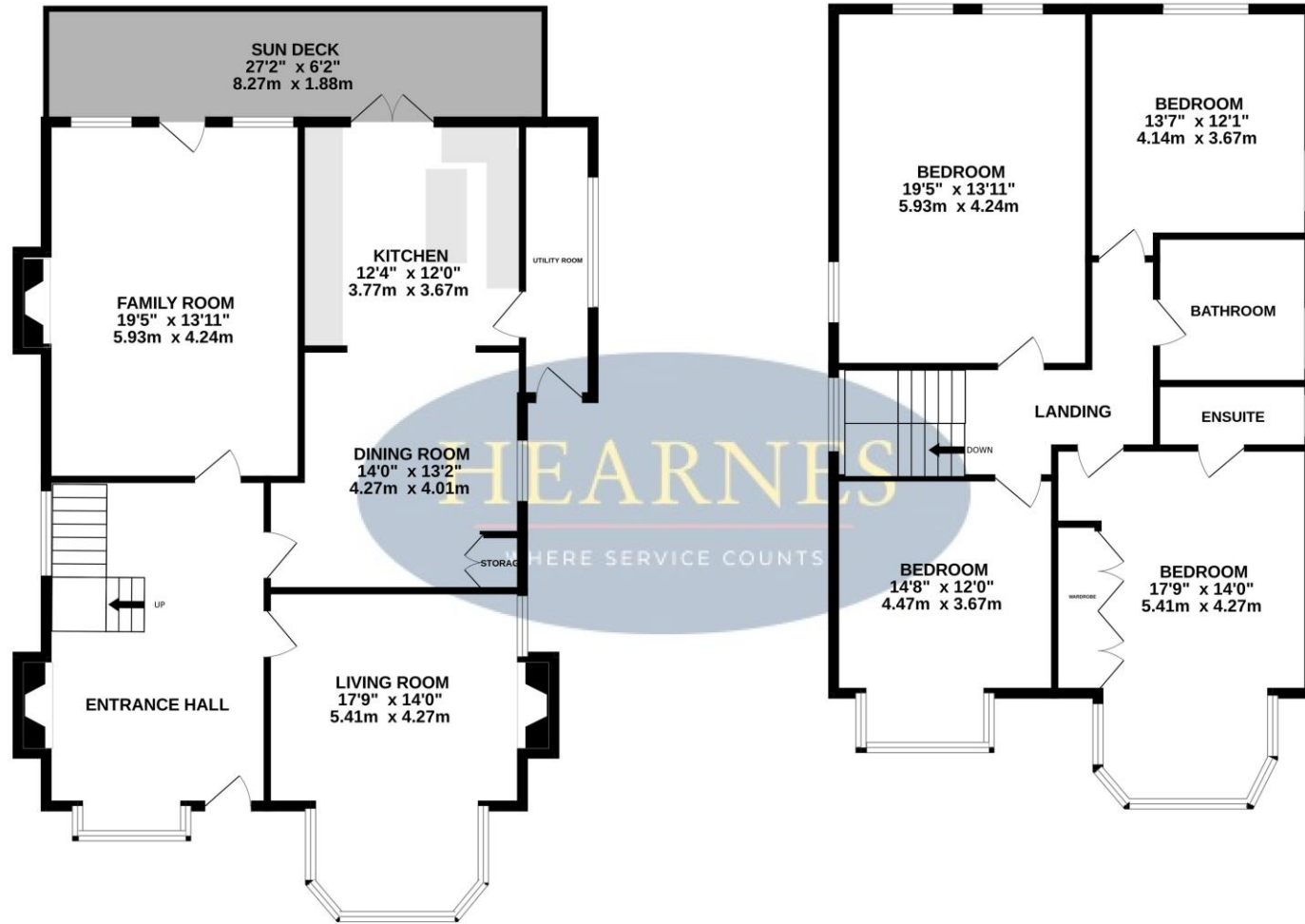
EPC: D

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

1ST FLOOR



TOTAL FLOOR AREA: 2273sq.ft. (211.2 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

