

FOR SALE  
**HEARNES**  
01202 317317

**HEARNES**

WHERE SERVICE COUNTS



A four bedroom detached house located in a premier residential location within moments of the picturesque Throop Village and river walks. The property also provides easy access to main transport links, Bournemouth Town Centre and is set within highly sought after school catchments. Offering spacious accommodation, the property features two reception rooms, master bedroom with fitted wardrobes and en suite shower room along with off road parking and generously sized rear garden.

On entering the property a welcoming hallway, with stairs leading to the first floor landing, leads into a spacious living room overlooking the front aspect. A separate dining room is situated to the rear of the property with double doors leading onto the rear garden. A separate kitchen, also overlooking the rear garden, features a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of integrated appliances. The kitchen area further benefits from a separate utility room. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, all of which are generous in size with the master bedroom benefitting from fitted wardrobes and an en suite shower room. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin and bath.

Externally the property features a spacious rear garden being mainly laid to lawn with a covered patio seating area along with a further outdoor seating and dining area to the rear of the garden. To the front a tarmac driveway provides off road parking and leads to a garage.

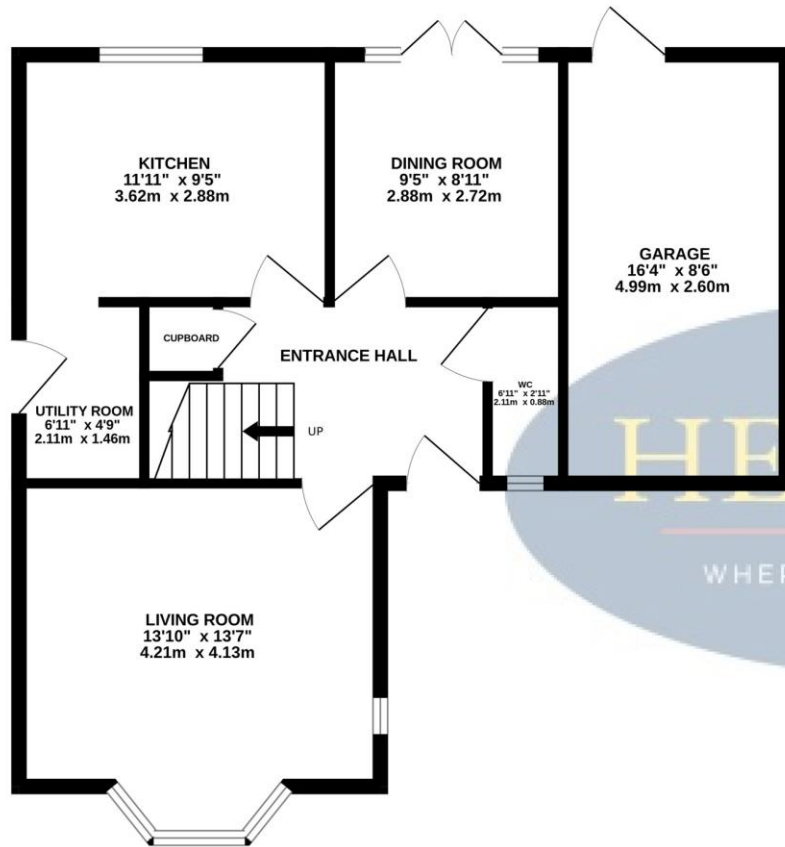
**EPC RATING: D**

**COUNCIL TAX BAND: E**

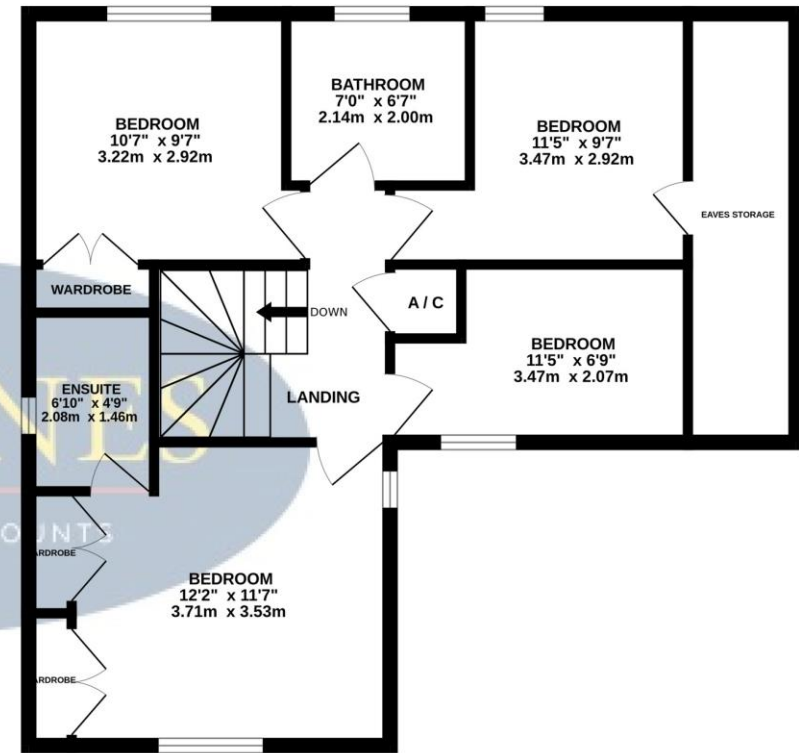
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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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