



HEARNES

WHERE SERVICE COUNTS

A spacious and versatile four-bedroom detached family home, ideally located in a popular residential area and offering generous accommodation of approximately 1,335 square feet. The property lies within the catchment for highly regarded local schools and is conveniently positioned close to a range of high street shops and eateries. Further benefits include a beautifully sunny south-facing rear garden, a substantial 22ft kitchen/breakfast room, and excellent off-road parking, including space suitable for a caravan or motorhome.

Upon entering, a wide and welcoming hallway gives access to a large walk-in understairs storage cupboard, ideal for coats, shoes and general storage. A reception room to the front features a bay window overlooking the front aspect and professionally installed log-burning stove. A separate living room flows seamlessly through sliding doors into a spacious conservatory with pitched glass roof, offering pleasant views and access to the garden. The impressive 22ft dual-aspect kitchen/breakfast room provides extensive worktop and storage space, room for a range-style cooker, and space additional appliances. An inner lobby leads to a ground floor cloakroom and direct access to the garden.

Upstairs, the home offers four well-proportioned bedrooms, three with fitted wardrobes, and a modern family bathroom with both a panelled bath, WC, wash hand basin and separate shower cubicle. Outside, the south-facing rear garden is mainly laid to lawn with established borders, patio areas and side access. To the front, the driveway provides excellent off-road parking for multiple vehicles and includes additional width suitable for a caravan, van, or motorhome. Additional benefits include gas central heating, UPVC double glazing.

EPC Rating: D

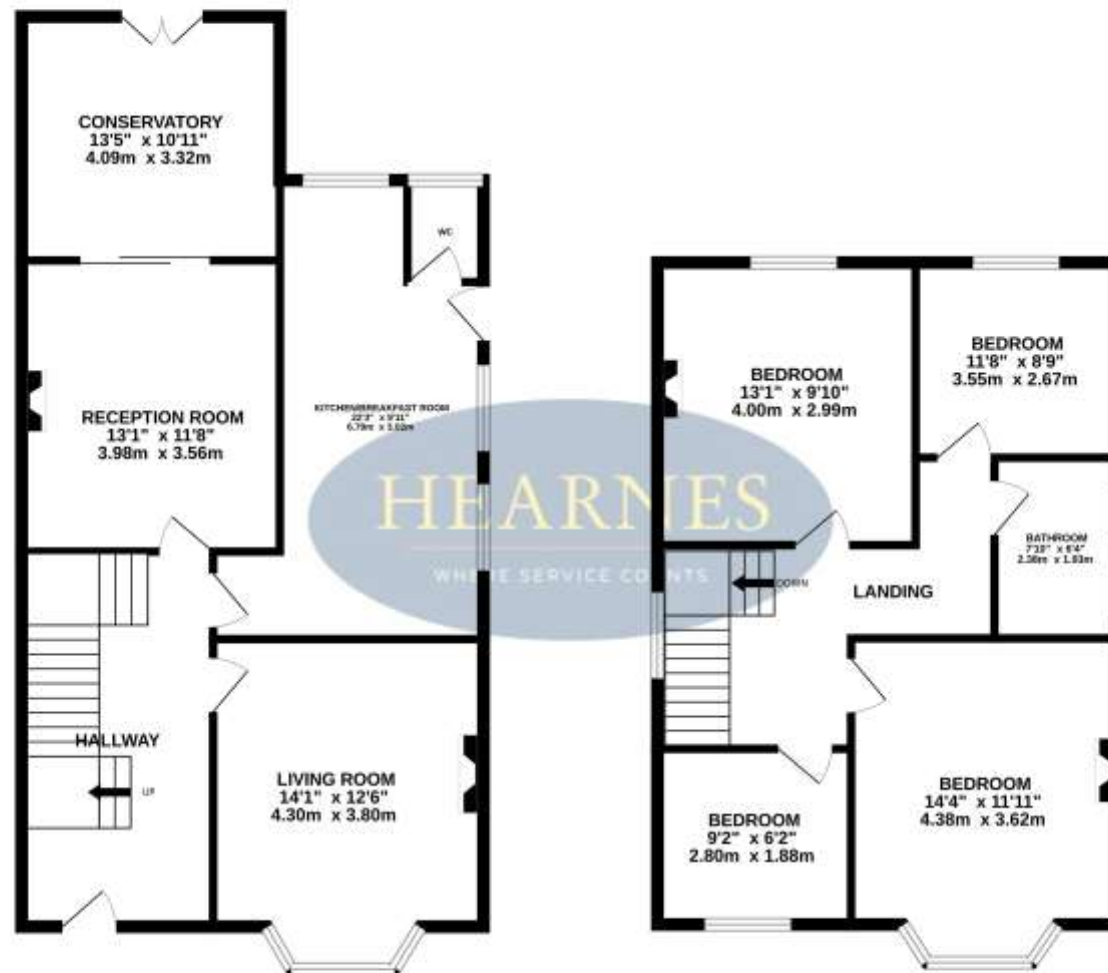
Council Tax Band: D

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

FIRST FLOOR



TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan and/or measurements of doors, windows, rooms and any other factor it is acknowledged that 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

