



HEARNES
WHERE SERVICE COUNTS

A beautifully presented four-bedroom detached character home, located in a sought-after residential area, just moments from Winton Recreation Ground and within easy reach of Bournemouth Town Centre, award-winning sandy beaches, and transport links. This property, featuring beautiful character details throughout, has been superbly updated by the current owner and offers three large reception rooms, a modern kitchen, a private rear garden, and off-road parking.

Upon entering the property through an attractive original doorway, a welcoming entrance hall with stairs leading to the first-floor landing opens into two impressive reception rooms. One of these rooms, currently used as a bedroom, overlooks the front aspect, with both benefiting from high ceilings. A notable feature of the living room is a bespoke window seat within the bay window. To the rear of the property, the dining room leads into a conservatory with access to the rear garden. The modern kitchen includes a comprehensive range of floor and wall-mounted units, complemented by a contrasting work surface and a range of integrated appliances. The ground floor accommodation is completed by a WC.

An attractive staircase leads to a spacious landing and four generously sized bedrooms. The accommodation is further enhanced by a modern fitted family bathroom, comprising a WC, wash hand basin, and a bath with a shower over.

Externally, the property boasts a sunny, landscaped rear garden, primarily laid to lawn, with a raised decking area adjoining the rear of the property, perfect for al fresco dining. There is also a useful garden shed at the rear of the garden. At the front of the property, a paved driveway provides ample off-road parking.

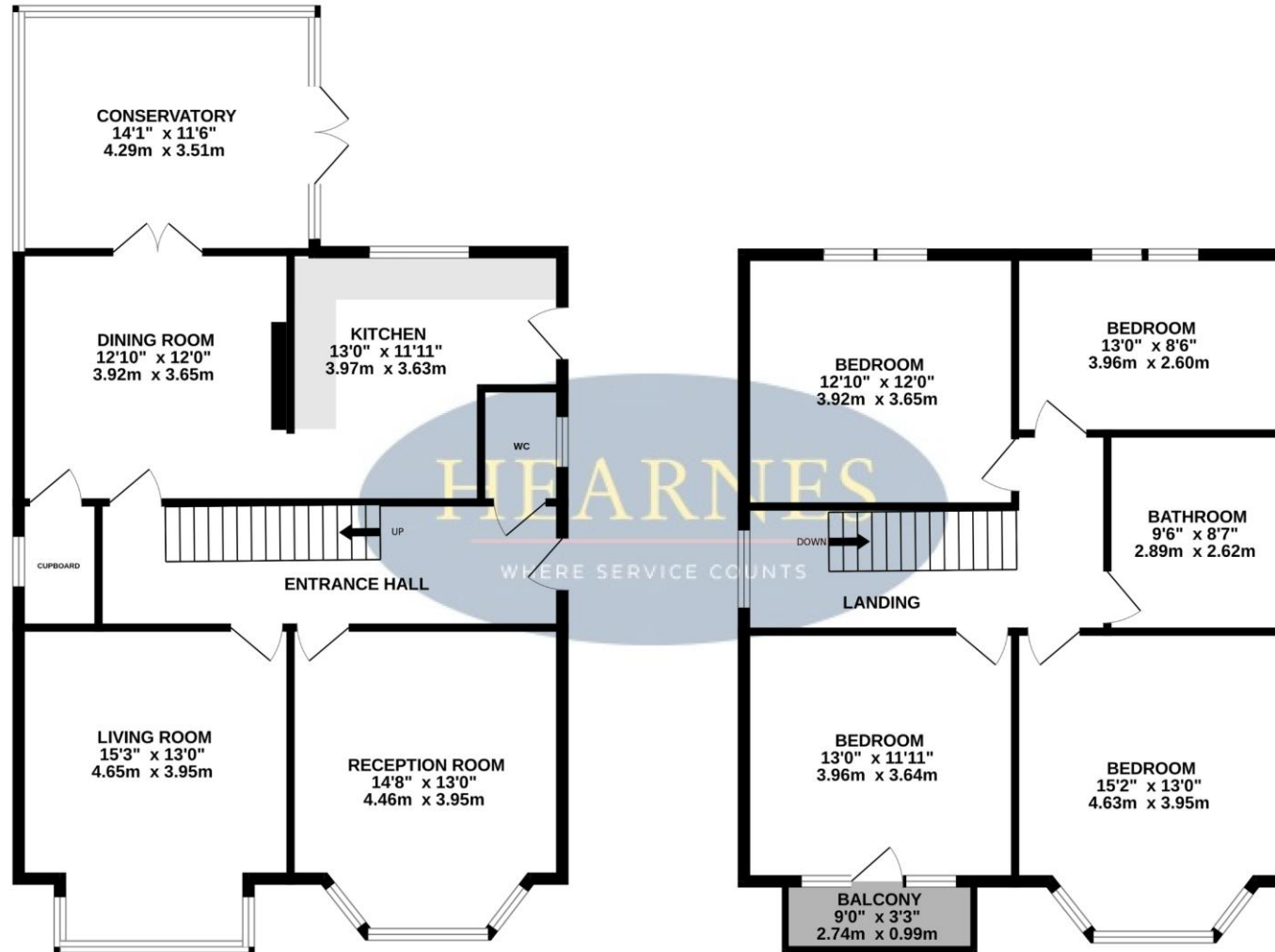
EPC RATING: TBC COUNCIL TAX BAND: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only



GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.

FIRST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 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 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

