



HEARNES

WHERE SERVICE COUNTS

**Poitiers Drive
Bournemouth, Dorset, BH11 9GG**

FREEHOLD

GUIDE PRICE £315,000

“Stylish modern semi-detached two bedroom house with two en-suites, private westerly aspect garden, two parking spaces and NO CHAIN!”

This extremely well appointed semi-detached house was constructed recently in the final phase of this popular development in a small cul-de-sac and is offered with no chain.

The stylish accommodation comprises two bedrooms served by two en-suite bath and shower rooms, a contemporary fitted kitchen equipped with modern appliances, base and wall mounted units, worktops and a spacious lounge/dining room with double glazed French doors to the private rear garden.

Other benefits include gas central heating, double glazing, cloakroom WC, fitted wardrobes, walk in storage cupboard in the living room, two allocated parking spaces and a delightful low maintenance rear garden with raised timber decking, storage shed and level lawn facing West with a particularly private outlook.

The property is located in a convenient position close to Bearwood Community shops and schools with access to Wimborne, West Parley and Hurn Airport whilst a local SANG and river walks form part of development.

Ground floor:

- UPVC front door to the **entrance hall**
- **Entrance hall**, doors to kitchen, lounge and cloakroom with stairs to first floor, wall mounted home hub temperature gauge
- Stylish, modern **kitchen** comprising range of contrasting grey base and wall mounted units with white marble effect worktops, single drainer sink unit with mixer taps and double glazed window above overlooking the front garden, integrated Zanussi oven and inset four ring gas hob with extractor above and integrated and concealed Zanussi dishwasher and tall standing fridge/freezer, underlighting, space and plumbing for washing machine
- **Lounge/dining room** with double glazed French doors and matching double glazed window to both sides giving access to and overlooking the westerly facing rear garden and decking area, space for dining table and chairs and door to convenient walk-in convenient storage cupboard
- **Cloakroom WC**, well proportioned with WC corner wall mounted wash hand basin

First floor:

- **Landing** with double glazed window to the side aspect, door to cupboard
- **Bedroom one** with double glazed window to the rear, range of bespoke fitted wardrobes with partial mirror frontage, hatch to loft space and door to en-suite shower room
- **En-suite shower room** fitted in a white suite comprising dual width shower cubicle set into a tiled recess with chrome finish and a glazed sliding door, wash hand basin, WC, double glazed window to the rear and heated ladder style towel radiator
- **Bedroom two** with double glazed window to the front aspect, range of bespoke fitted wardrobes plus additional storage cupboard and door to en-suite bathroom
- **En-suite bathroom** comprising modern white suite with panelled bath and tiled splashbacks, WC, wash hand basin and double glazed window to the front aspect, extractor fan and heated ladder style towel radiator

AGENTS NOTES:

- *The seller will pay £1,750 towards stamp duty if a buyer pays full asking price for the property*
- *We have been advised that the current service charges are £444.38 per annum. Your legal representative will confirm these charges*

COUNCIL TAX BAND: B

EPC RATING: B

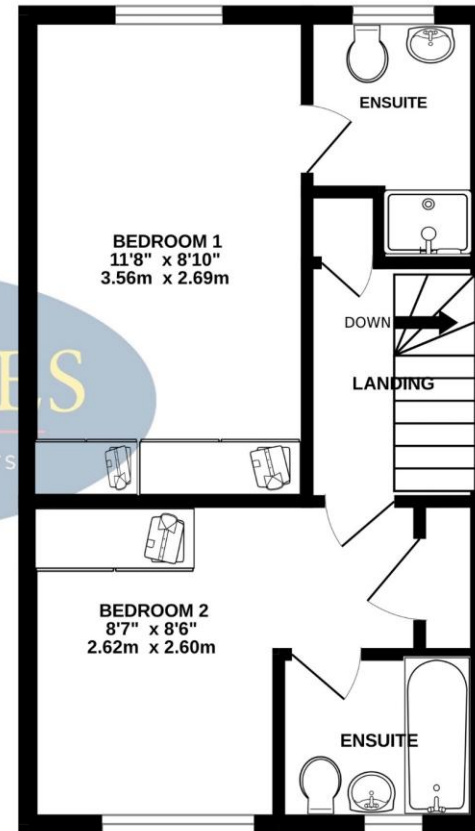
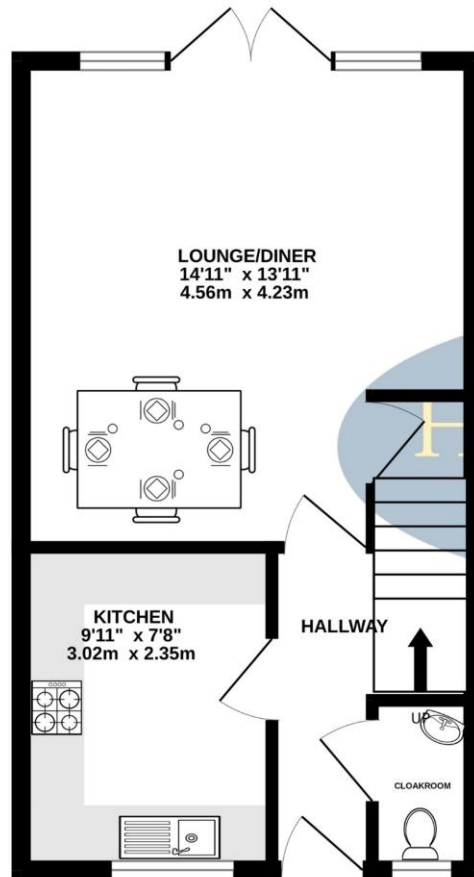
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

