



HEARNES

WHERE SERVICE COUNTS

A beautifully presented three double bedroom semi-detached family home, ideally situated within easy reach of Southbourne, Tuckton, Stourfield School and excellent transport links. The property offers two versatile reception rooms, a modern kitchen/breakfast room, contemporary family bathroom, secluded rear garden and off-road parking. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

The property features a welcoming entrance hall providing access to all ground floor accommodation and stairs to the first floor. To the front, a spacious living room enjoys a feature bay window and an attractive fireplace. The hallway flows into a dining area with decorative fireplace and a bespoke sliding door opening to a versatile study space with storage. To the rear, a modern kitchen/breakfast room with fitted cupboard offers ample wall and base units, contrasting work surfaces, a breakfast bar, integrated gas hob and oven, as well as space for freestanding appliances. Double doors open directly onto the rear garden, creating an excellent space for family living and entertaining. Completing the ground floor is a family bathroom comprising WC, hand wash basin and bath with shower over.

On the first floor a spacious landing leads to there are three well-proportioned double bedrooms, with the principal bedroom enjoying a bay window to the front aspect.

Externally, the property benefits from a driveway providing off road parking, and a sunny, low maintenance rear garden, mainly laid to artificial lawn with a patio seating area and a useful garden chalet. Further features include double glazing and gas central heating, making this a superb home in a highly sought-after location.

Council Tax Band: C

EPC Rating: TBC

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



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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