



HEARNES
WHERE SERVICE COUNTS

A unique four-bedroom detached home situated within a private development, ideally located approximately 0.5 miles from Bournemouth Town Centre, offering a range of bars, shops, and restaurants along with the award-winning sandy beaches via the beautiful Bournemouth Gardens. The property further benefits from three bath/shower rooms, four reception rooms, a modern kitchen, ample off-road parking, a garage, and beautifully landscaped gardens.

Upon entering the property, the hallway provides access to all ground floor accommodation. At the front, there is a pleasant dining room and a study. At the rear, a living room with a feature fireplace leads to a bright and airy conservatory overlooking the rear gardens. The modern kitchen is fitted with a range of base and eye-level units, contrasting work surfaces, and integrated appliances. From the kitchen, a useful utility room provides access to the second conservatory, which leads to the rear garden, a large office, and the garage. Completing the ground floor accommodation are a separate WC and a cupboard under the stairs.

On the first floor, a galleried landing gives access to four double bedrooms, two of which are ensuite, and a family shower room. The principal bedroom is a large double with fitted wardrobes and an ensuite shower room with a separate shower enclosure, WC, and hand wash basin. Bedroom two, overlooking the front aspect, benefits from fitted wardrobes and an ensuite bathroom. Bedrooms three and four are served by the family shower room, which includes a walk-in shower and WC.

Externally, there is a beautifully landscaped wrap-around garden with an attractive brick wall border and pond, primarily laid with level artificial lawn and decking, complemented by mature borders. A lowered decked seating area provides an ideal spot for al fresco dining and enjoying the garden space. At the rear, a useful corner is perfect for storage, featuring a garden shed and additional space for further storage. At the front of the property, there is a driveway with ample parking and access to the detached garage.

COUNCIL TAX BAND: F

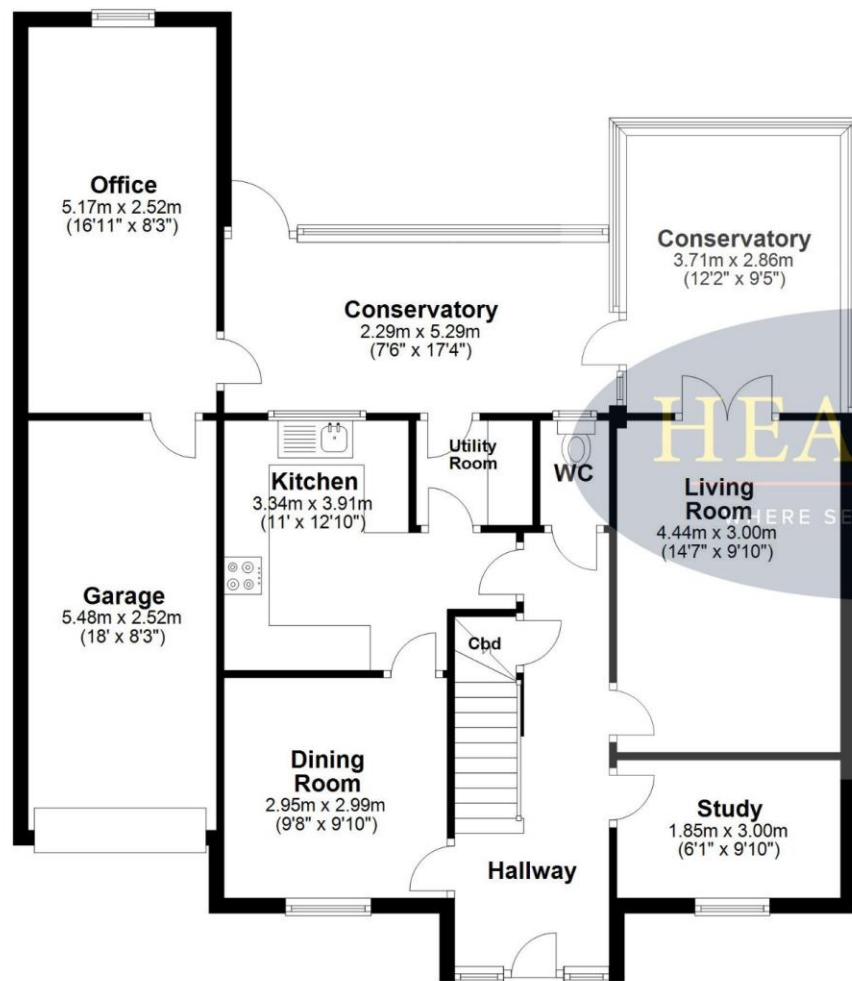
EPC: D

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.



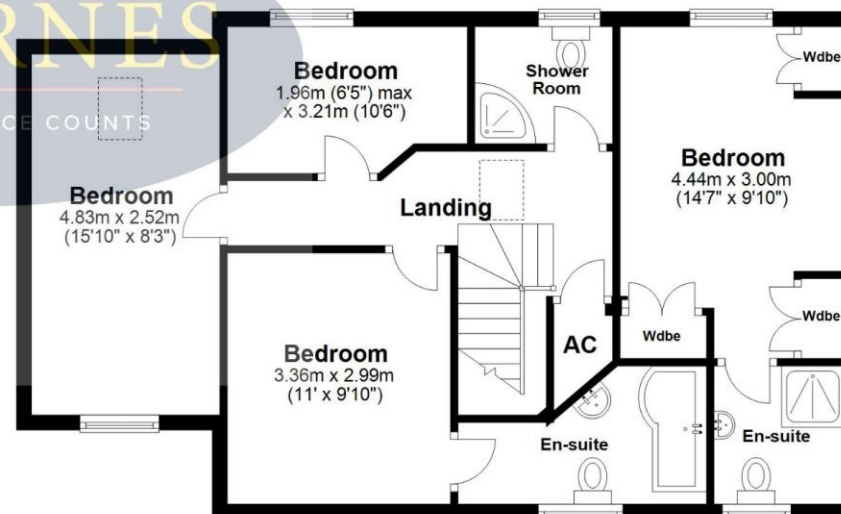
Ground Floor

Approx. 106.3 sq. metres (1144.0 sq. feet)



First Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



Total area: approx. 171.7 sq. metres (1847.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

