



HEARNES
WHERE SERVICE COUNTS

An immaculately presented three bedroom detached character house located in a sought after location within popular school catchments and easy reach of Bournemouth Town Centre and transport links. The property has been finished to a superb standard by the current owner featuring an impressive open plan sitting/dining room, modern bathroom, sunroom impressive landscaped front/rear garden. The property also offers ample off road parking and workshop.

On entering the property a porch opens into a hallway with original door and stained glass, with stairs leading to the first floor landing. The hallway opens into an impressive dual aspect sitting/dining room overlooking the front and side aspect with two feature bay windows. A modern kitchen offers ample floor and wall mounted units and space for a range of appliances. The kitchen leads into a beautiful sun room with French doors opening onto the rear garden.

Situated on the first floor are three of the property's bedrooms all of which are double in size with bedrooms two and three benefitting from feature bay windows. The first floor accommodation is complete with a spacious modern fitted family bathroom comprised of WC, bath with shower over and hand wash basin.

A particular feature of the property is the spacious plot and beautifully landscaped gardens. The rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property along with further seating areas ideal for outdoor entertaining and al fresco dining. A converted garage with work shop and store adjoins the driveway accessed from Uplands Road. To the side of the property a secluded raised patio leads to a maintained gardening area with raised beds and useful storage shed. The front garden is mainly laid to lawn with a pathway leading to the front door and further access to the side of the property.

EPC RATING: D

COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnas 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.

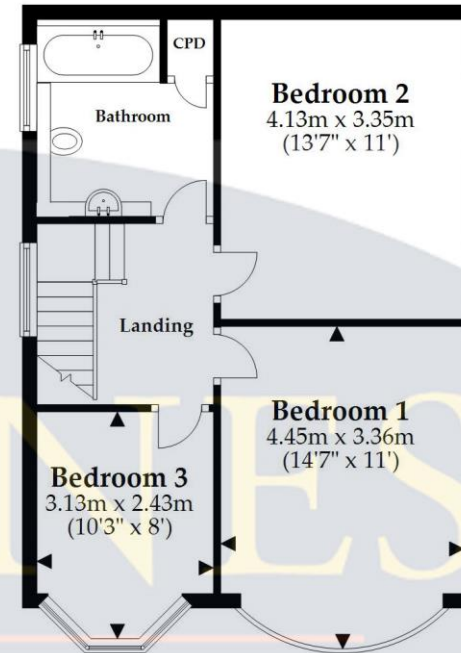


First Floor

Approx. 47.4 sq. metres (509.7 sq. feet)

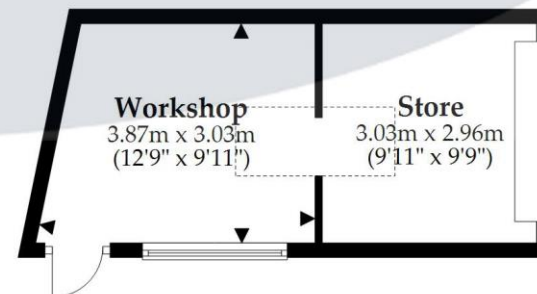
Ground Floor

Approx. 65.8 sq. metres (708.8 sq. feet)



Outbuilding

Approx. 20.0 sq. metres (215.5 sq. feet)



Total area: approx. 133.2 sq. metres (1433.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



