



HEARNES
WHERE SERVICE COUNTS

A stunning four-bedroom new build home located in the premier Branksome Dene area within a moment's walk of the award-winning sandy beaches and only a short distance from Canford Cliffs and Westbourne Village. Completed in 2020 and finished to the highest specification throughout, the home benefits from being positioned on a sunny corner plot with large driveway and garage. The property offers the perfect example of modern living featuring a separate living room and impressive open plan kitchen/dining/family area, separate utility room and feature double bi-folding doors opening onto the garden.

Upon entering the property, an impressive double height hallway leads to the ground floor accommodation and with stairs leading to a galleried landing on the first floor. There is a generous sitting room to the front of the property with a feature bay window. Double doors open to the stunning open plan living/kitchen/dining area with a luxury fitted kitchen including high quality integral appliances. There is access to the beautiful, landscaped rear garden and outdoor seating areas, a perfect spot to relax in the evening or dine al fresco. From the kitchen area there is a separate utility room, offering further storage along with space for washing machine and tumble dryer and access to the side of the property. From the utility room there is access to an integral garage currently utilised as a gym with car charging port and electric up and over door. The ground floor is completed with beautiful parquet flooring, and underfloor heating throughout.

The first floor gives access to four superbly sized double bedrooms, including two ensembles and a family bathroom. A particular feature of the property is the master suite with its vaulted ceiling, dressing area and luxury en suite. Bedroom two with dual aspect benefits from a further luxury ensuite shower room. Bedrooms three and four both with Juliet balconies are served by a family bath/shower room with oversized shower enclosure, bath, WC and hand wash basin. On the second floor there is an impressive loft room and useful boiler room for additional storage.

The property is situated on a generously sized corner plot with attractive block paved driveway offering ample off-road parking that leads to the garage with electric up and over door. The recently landscaped rear garden has a raised decking area which adjoins the rear of the property and there is a further patio with pagoda at the end of the garden.

With a very impressive energy performance rating (B) the home also benefits from solar panels.

COUNCIL TAX BAND: G

EPC: 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. 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.





Branksome Dene Road, Bournemouth, BH4

Approximate Area = 3144 sq ft / 292.1 sq m (excludes void)

Limited Use Area(s) = 207 sq ft / 19.2 sq m

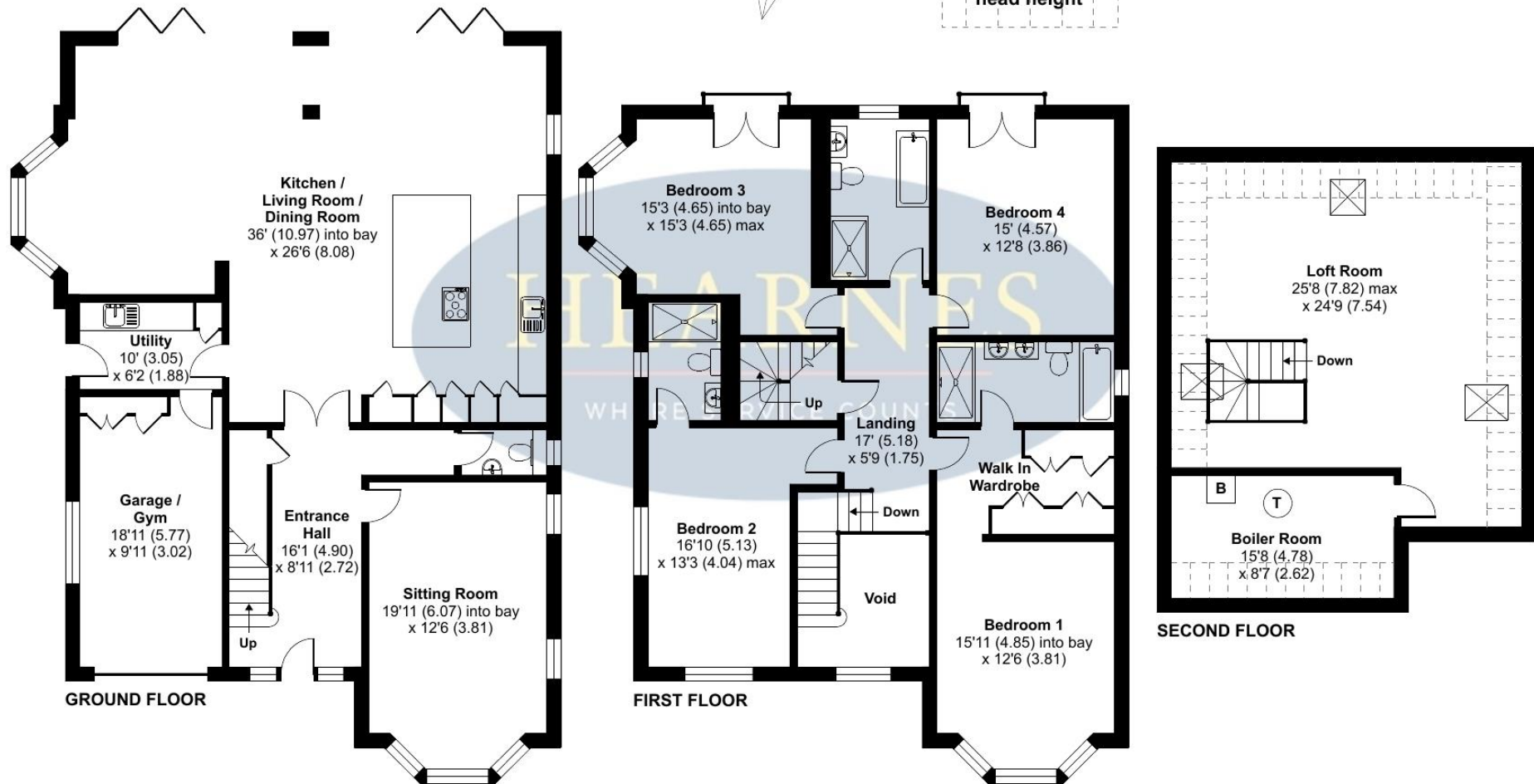
Garage = 190 sq ft / 17.6 sq m

Total = 3541 sq ft / 328.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hearnes Bournemouth Estates Ltd. REF: 1039347





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