



HEARNES

WHERE SERVICE COUNTS



A beautifully refurbished and remodelled detached character house located in a premier residential and school catchment location on the outskirts of Bournemouth Town Centre. Having been extensively updated by the current owners the property features three bedrooms, a high specification family bathroom, separate living room and stunning open plan kitchen/dining room opening onto a landscaped, sunny aspect rear garden.

On entering the property, a welcoming entrance hall with feature marble style tiled flooring, which runs through to the kitchen/dining room, also provides access to the first floor and landing and features a clear built in under stair storage system. A living room overlooking the front aspect features a custom-built media wall with stunning built in Flamerite Panoramic Glass Fire. Double doors from the living room lead to a playroom or ideal study area. A feature of the property is the impressive open plan kitchen/dining room with two large Velux windows and bi folding doors leading to the rear garden. The high specification kitchen features a range of high gloss handle less units finished with a Quartz work surface and breakfast bar seating area. The kitchen offers a comprehensive range of integrated Bosch and AEG appliances including a fridge/freezer, dishwasher, hob and double oven along with integrated waste and recycling bins, corner units for additional storage and USB plug sockets. The ground floor accommodation is complete with a WC and walk in utility cupboard.

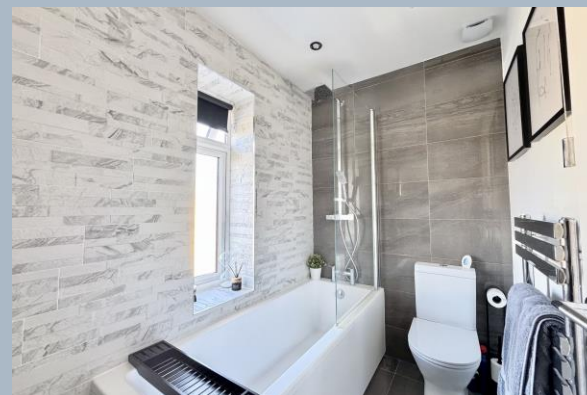
Situated on the first floor are the property's three bedrooms, two of which are generously sized double rooms. The accommodation is complete with a luxury bathroom comprising a bath, with shower over, WC and large wash hand basin with vanity unit and LED anti mist mirror.

Externally the property features a landscaped rear garden with an area laid to lawn with raised flower beds along with a large patio seating area finished with large Porcelain tiling measuring an impressive 9 x 4 m approx. To the rear of the garden there is also an astro turf play area. To the front an attractive block paved driveway provides off road parking with a timber shed to the side of the property providing additional storage.

**EPC RATING: D**

**COUNCIL TAX BAND: 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

1ST FLOOR

