



HEARNES
WHERE SERVICE COUNTS

A well-presented, four bedroom detached character house located in a sought after residential location within a moments' walk of Winton Recreation Ground and easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links. The property features two large reception rooms, an impressive open plan kitchen/dining room with conservatory, a sunny aspect garden and off-road parking.

On entering the property, a welcoming hallway, with stairs leading to the first-floor landing, opens into two impressive reception rooms with feature bay windows overlooking the front aspect and both benefitting from feature high ceilings. To the rear of the property is an impressive open plan kitchen/dining room with French doors providing access to the rear garden through the conservatory. The kitchen features a comprehensive range of floor and wall mounted units finished with a contrasting work surface and a range of integrated appliances. The ground floor accommodation is complete with utility room, WC and garage.

Situated on the first floor are the property's four bedrooms all of which are generous in size with integrated wardrobes. The master bedroom also benefits from integrated wardrobes and ensuite. The accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property benefits from a private landscaped rear garden being mainly laid to lawn with a raised decked seating area adjoining the rear of the property. To the front of the property a driveway provides ample off-road parking.

EPC RATING: E

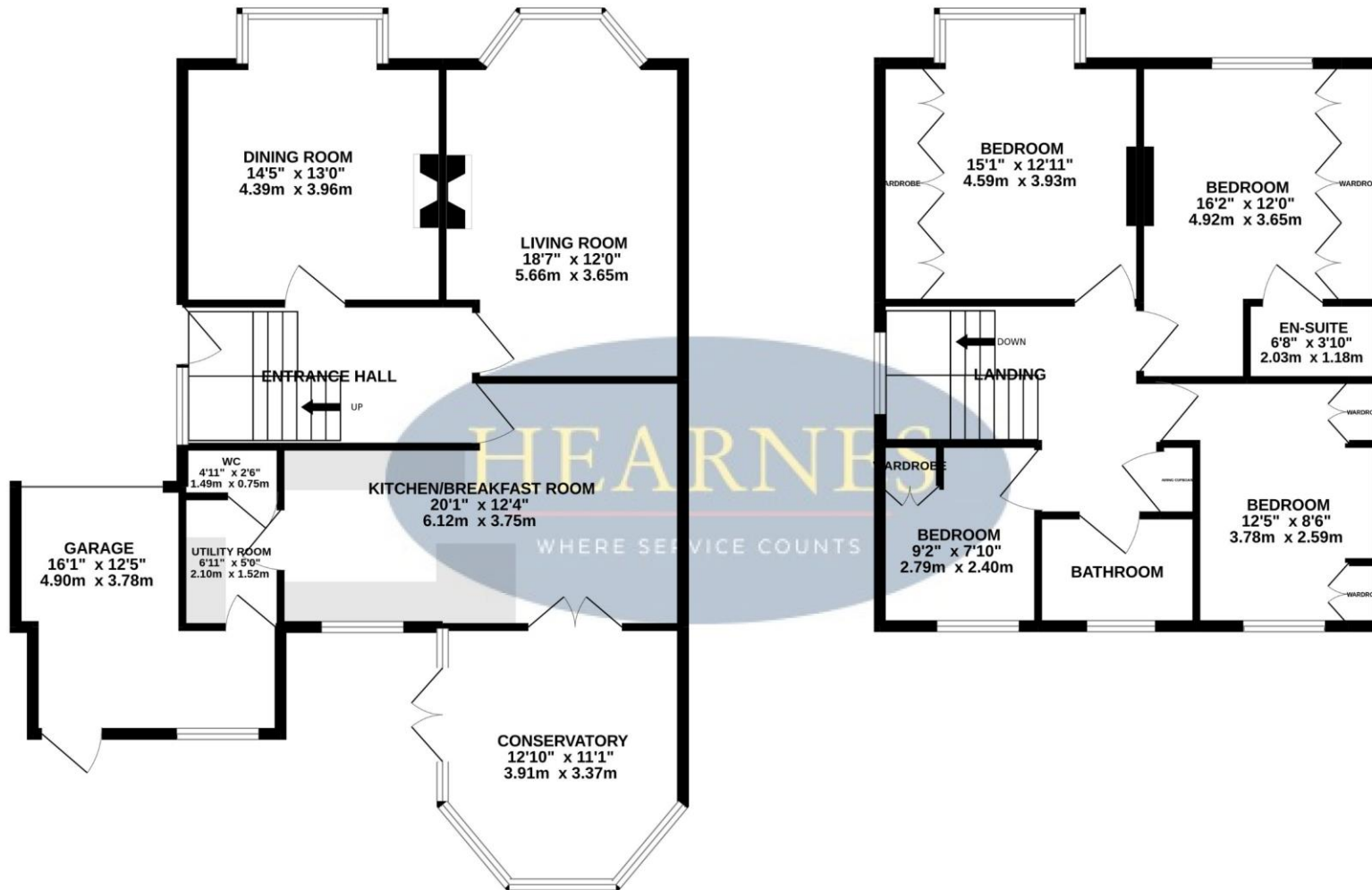
COUNCIL TAX BAND: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only



GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.

1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

