

Hill View Road

Bournemouth, Dorset, BH10 5BL



HEARNES

WHERE SERVICE COUNTS



“Versatile detached four bedroom home set in landscaped gardens at the head of a quiet cul-de-sac”

FREEHOLD GUIDE PRICE £450,000

Superbly presented detached chalet home providing four bedrooms (two ground floor and two first floor) served by a modern bathroom and shower room, an impressive open plan split level modern kitchen and living room with elevated windows and dual aspect skylights, providing excellent light and space.

Other benefits include modern serviced gas central heating, double glazing, driveway parking for two to three vehicles, side storage/access and a wonderful mature landscaped south west facing rear garden on several levels providing an oasis of privacy and seclusion enhanced by an impressive raised timber lodge/summerhouse.

Ground Floor:

- **Entrance hall** – Double glazed front door and stairs to the first floor
- **Dining room** – bay window, central feature fireplace and a door to a cupboard
- **Kitchen** – Modern fitted kitchen comprising a range of base and wall mounted units, worktops, Bosch double oven and inset hob with extractor above, integrated fridge/freezer, dishwasher and washing machine, sink unit, open aspect to the living room, tiled floor, door to the side aspect, arch and steps down to the living room
- **Living room** – Exceptional light and space, with feature leaded windows and two vaulted skylights
- **Bedroom three** – fitted wardrobes and two cupboards to either side of the bed, window to the rear aspect overlooking the garden
- **Bedroom four** – window to the front aspect and a range of fitted wardrobes
- **Shower room** – fully tiled modern suite with walk in dual shower cubicle, wc and wash hand basin

First Floor:

- **Landing** with Velux window
- **Bedroom one** - with window overlooking the rear garden with views beyond
- **Bedroom two** - with window to the front elevation
- **Bathroom** – Stylish modern suite comprising panelled bath, walk-in shower cubicle, wc and tiled walls

COUNCIL TAX BAND: C

EPC RATING: C

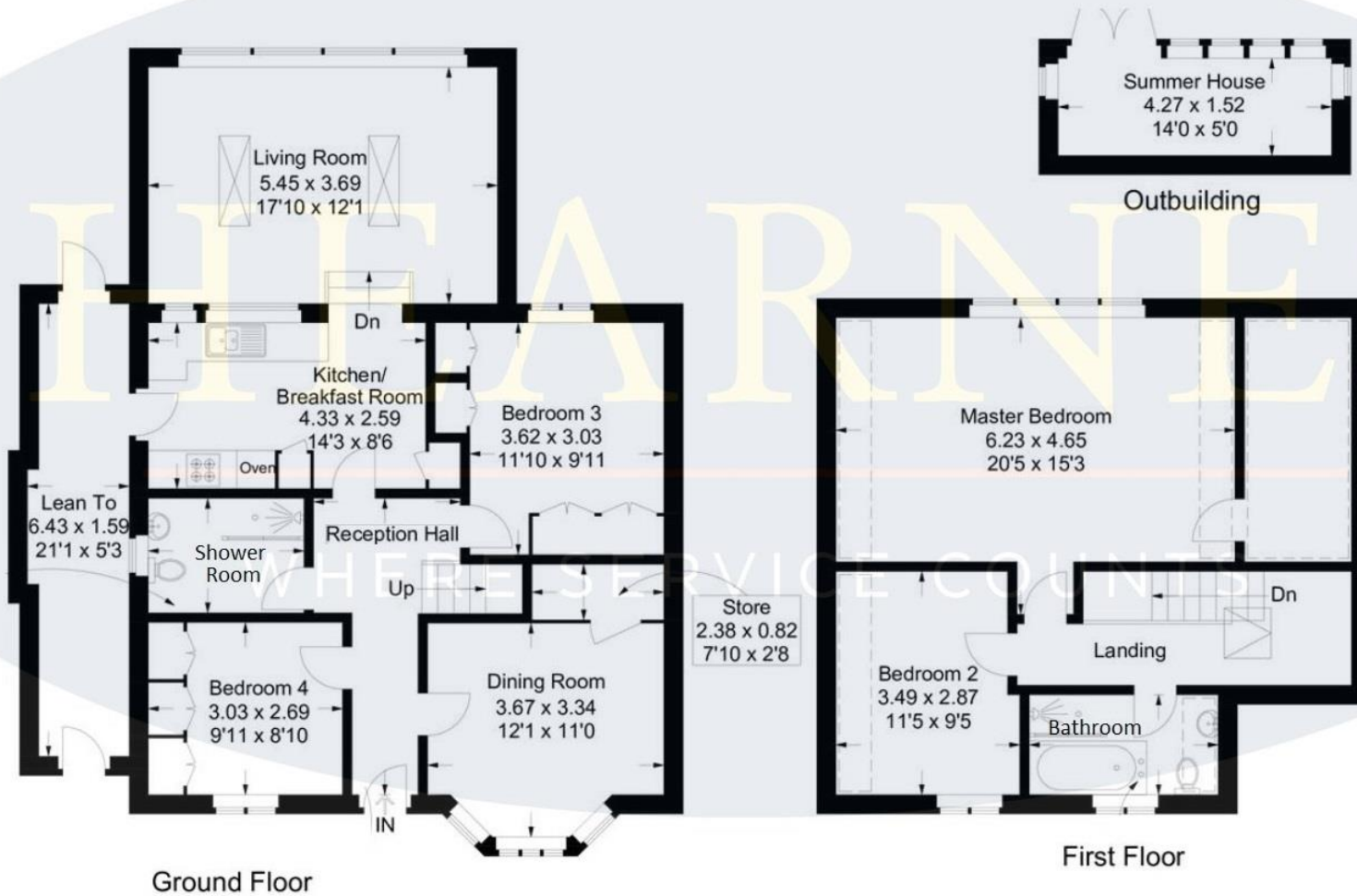




Approximate Gross Internal Area = 151.6 sq m / 1632 sq ft
Outbuilding = 6.8 sq m / 73 sq ft
Total = 158.4 sq m / 1705 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Outside

- Front driveway providing generous **off-road parking**
- **Front garden** with well-stocked and maintained borders and path to an attractive storm porch
- **South west facing rear garden** measuring approximately 47ft x 32ft. Within the garden there is a **timber summerhouse/cabin** 1ft x 5ft, enjoying a dual aspect with windows and French doors

The property is situated between Northbourne and Ensburry Park in a cul-de-sac position within convenient access of a local shopping parade, Post Office, regular bus routes, Redhill Recreation Park and the popular Hill View Primary School.



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