



HEARNES

WHERE SERVICE COUNTS

## Pine Drive, St. Ives, BH24 2LN

A simply beautiful, private and established plot of around 0.33 acres, extensive parking and two garages, are just a few features of this outstanding detached bungalow.

Conveniently located on the corner of Woodlands Way & Pine Drive, this incredibly stylish and spacious bungalow is ideal for anyone who wants to be close to Avon Heath Country Park, Lions Hill Reserve and also wants easy access to the A31.

There are up to four bedrooms if needed (or three and a study) and a sleek, modern family bathroom. The master bedroom has its own contemporary style en-suite shower room and walk-in wardrobe/dressing room.

The kitchen/dining room has been cleverly designed to make best use of the space on offer. It is fitted in a range of timeless, Shaker style units with contrasting worktops and tiled splash backs with built-in oven hob and filter/extractor unit. From the dining area, matching oak flooring extends through an open arch into the sitting room, which has a feature fire. The entire open plan kitchen/dining/living space opens out onto an extensive, full-width decked entertainment area which overlooks the sunny south-westerly garden.

There are private gardens to all four sides of this fine home and being located on a corner, it also benefits from two driveways and two separate garages (one off Woodlands Way, the other off Pine Drive). Whilst it could be comprehensively described, please take a few moments to look at the photos to try and get a feel for location and plot.

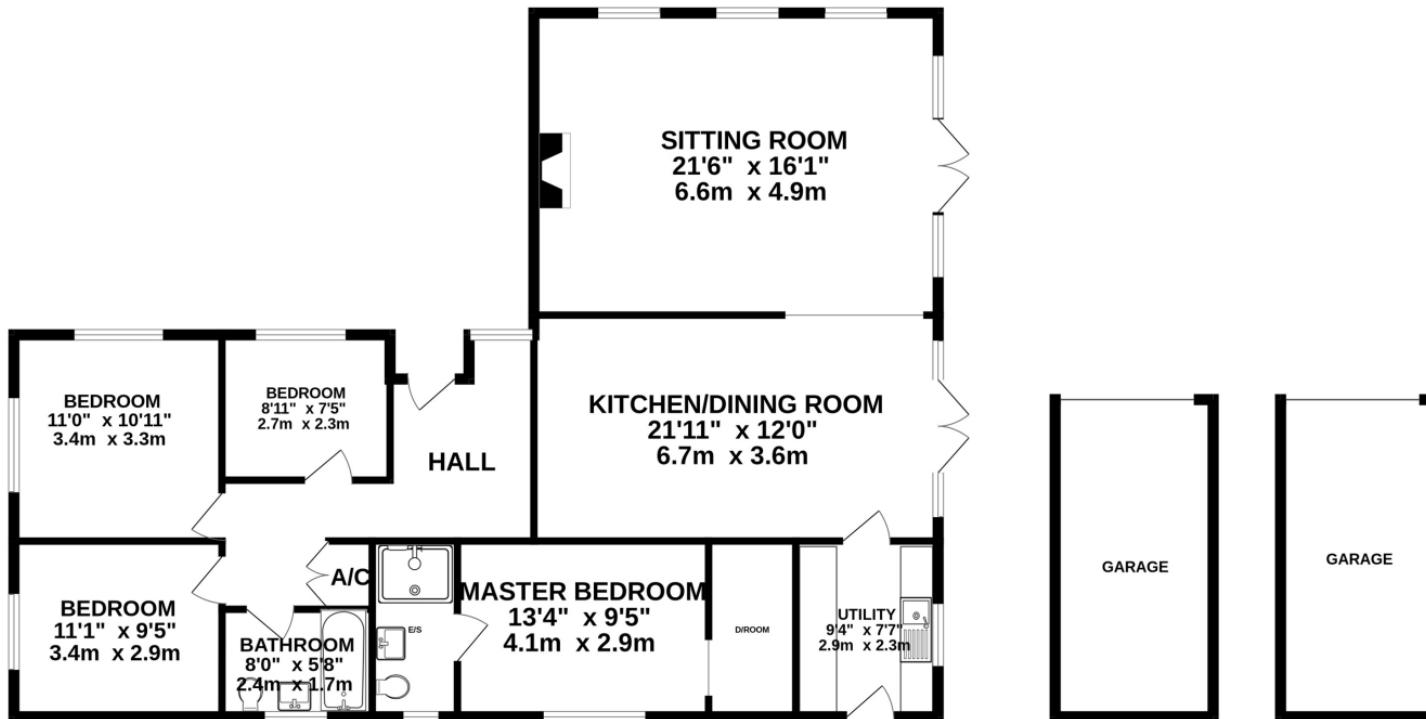
Local Authority: Dorset

Council Tax Band: F

Energy Performance Certificate: C



GROUND FLOOR  
1624 sq.ft. (150.9 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.9 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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