



HEARNES

WHERE SERVICE COUNTS

Woolsbridge Road, St. Leonards, BH24 2LS

Extensive parking and a beautiful, landscaped rear garden, are just a few features of this breath-taking, spacious and flexible bungalow, that offers well-planned and versatile accommodation, suitable for a variety of family needs, including multi-generational requirements or a retired couple wanting space.

Set back from Woolsbridge Road, down a private, gravel driveway, this impressive property is ideal for anyone needing privacy, access to the A31 and beautiful woodland and heathland walks on your doorstep.

The accommodation briefly comprises four large double bedrooms, two with private en-suite showers and a stylish, crisp white family shower room, with useful utility cupboard.

The heart of this fine home is a breath-taking, open plan kitchen/dining/living space, with bifold doors that flow out onto a gorgeous, porcelain paved terrace. The kitchen area has been meticulously planned to make great use of the available space. It has been comprehensively fitted in a range of gloss grey units with elegant, white quartz worktops and high-quality integrated AEG appliances. This impressive space is seamlessly tied together with warm, driftwood style LVT flooring, which extends through to the reception hall.

The gardens are enclosed by fencing, with raised planters and a large area of lawn. There are three distinct porcelain paved patios/terraces, which are perfect for alfresco dining and outdoor entertaining. One terrace has a stunning, heated outdoor pergola.

Located within the garden is a thoughtfully converted garage, now incredibly useful ancillary accommodation. It is currently used as an office/snug/gym and has been insulated with power, light and underfloor heating. From Woolsbridge Road a gravelled drive leads to a private, five bar gate, which opens out into extensive parking and turning. There are also EV charge points.

Local Authority: Dorset

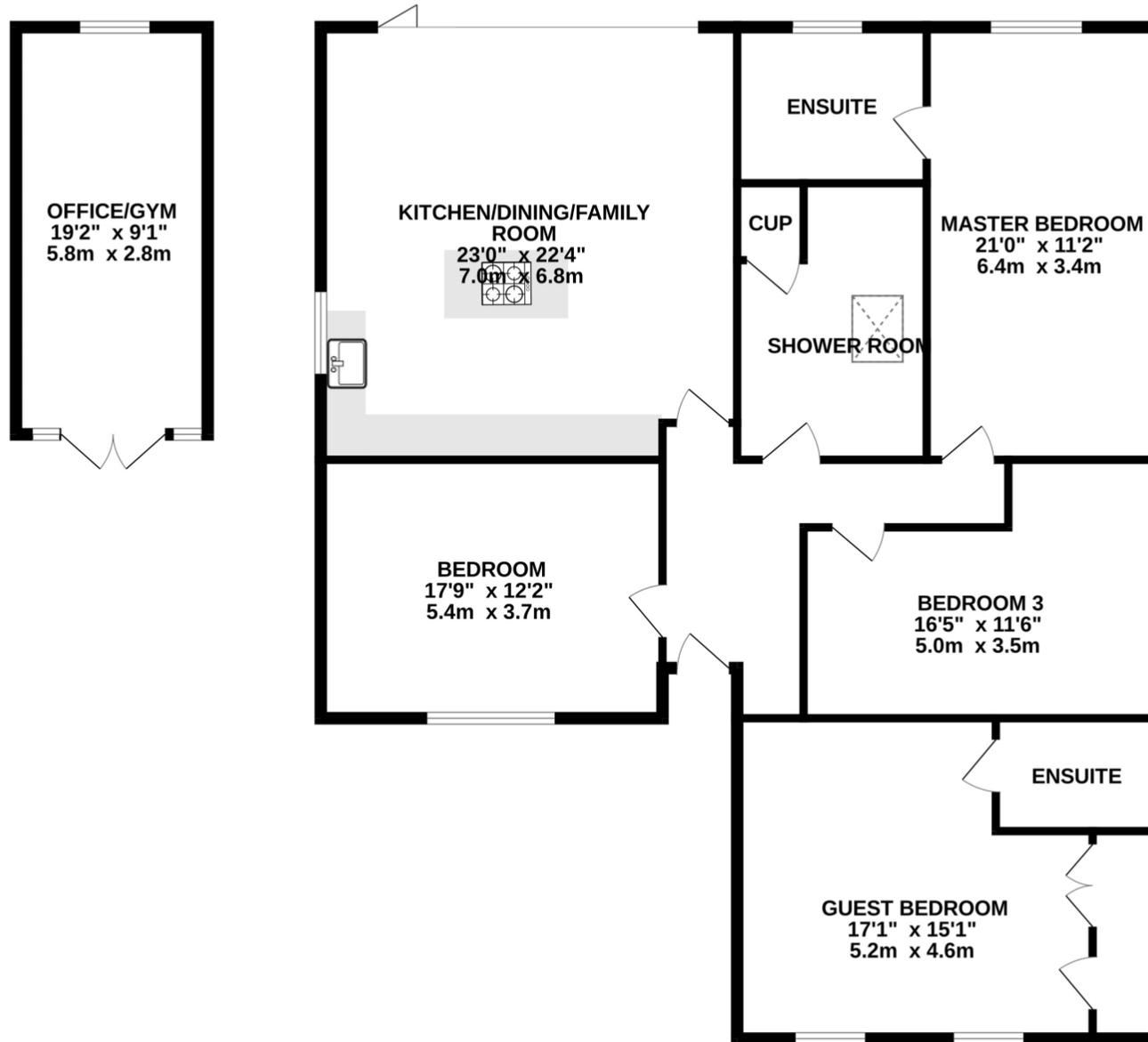
Council Tax Band: E

Energy Performance Certificate: Rating C





GROUND FLOOR
1759 sq.ft. (163.4 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 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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