



HEARNES

WHERE SERVICE COUNTS

UK

Pine Drive, St. Ives, BH24 2LN

A delightful, private and established rear garden (that extends to around 50' in depth), extensive parking and turning and a convenient location, are just a few features of this beautifully presented and incredibly stylish family home.

Located around 800 metres from stunning walks on the Castleman Trail and Forest, this charming, light and spacious property is perfect for anyone who enjoys walking running or cycling.

There are three first floor bedrooms serviced by a crisp white family bathroom and a light and airy, dual-aspect sitting/dining room.

The kitchen has been well-planned and makes excellent use of the space on offer and like the sitting/dining room, enjoys an aspect to the rear overlooking the peaceful gardens.

This fine home further benefits from gas central heating, double glazing and a downstairs WC.

The rear garden can be accessed by doors from the dining area and opens out onto a paved terrace, which has been designed with outdoor entertainment in mind. It is enclosed by fencing with a large area of lawn and established plants shrubs and hedging. To the front are wooden gates that lead to a private garden and parking.

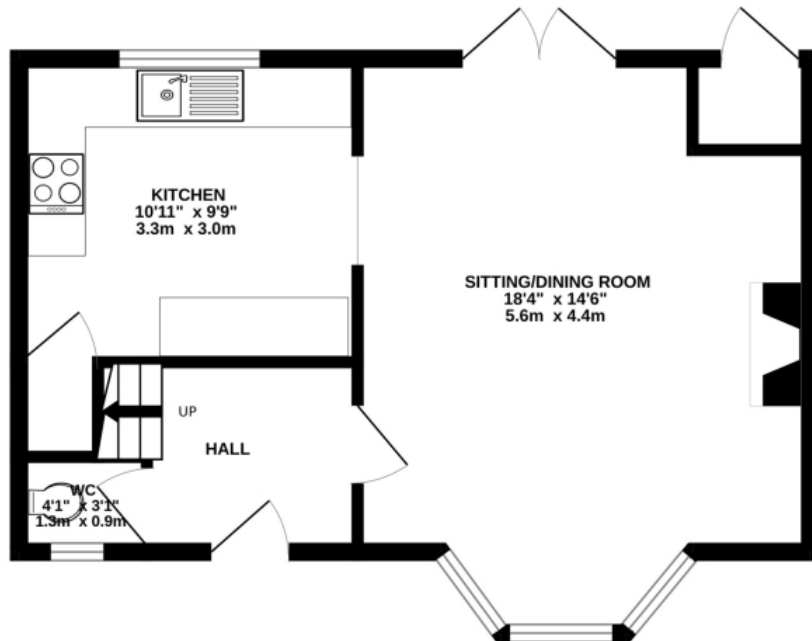
Local Authority: Dorset

Council Tax Band: D

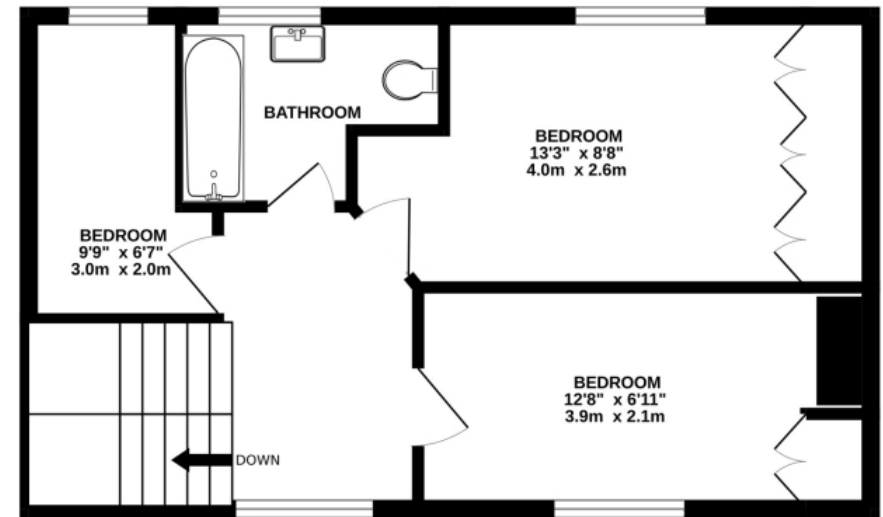
Energy Performance Certificate: Rating D



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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