



HEARNES

WHERE SERVICE COUNTS

FOR SALE  
HEARNES  
01202 317371



A spacious four-bedroom detached family home set on a generous plot with a detached garage, three reception rooms, and ample parking, situated in a quiet cul-de-sac in the highly sought-after Talbot Village. Occupying a prime position within this desirable residential area, the property offers nearly 1,650 sq ft of well-balanced accommodation and is ideally suited to family living. Tucked away in a peaceful cul-de-sac, the home is presented to the market with the added benefit of no forward chain.

A welcoming entrance hallway leads to the principal ground floor rooms, including a bright and airy dual-aspect living room with a feature fireplace. A separate reception room overlooks the rear garden and works perfectly as a formal dining area or additional sitting room. The kitchen is well-appointed with a range of modern wall and base units, generous worktop space, and integrated appliances. A separate utility room provides further convenience with access to the side of the house. Also on the ground floor is a versatile study/home office—ideal for remote working or as a playroom—along with a cloakroom with WC. The property benefits from Anglian double glazed windows throughout, along with two external doors.

Upstairs, a spacious landing gives access to four well-proportioned double bedrooms. The principal bedroom features built-in wardrobes and a en suite with bath and shower over, while the remaining bedrooms are served by a contemporary shower room, with shower unit, wash basin, and WC.

Externally, the property offers excellent kerb appeal with a smart, low-maintenance front garden and a moulded driveway providing ample off-road parking. The private and enclosed rear garden features both decked and patio areas ideal for entertaining, along with a lawned section. A detached garage to the rear of the plot offers superb storage, parking or workshop space, and may lend itself to conversion (subject to planning permission).

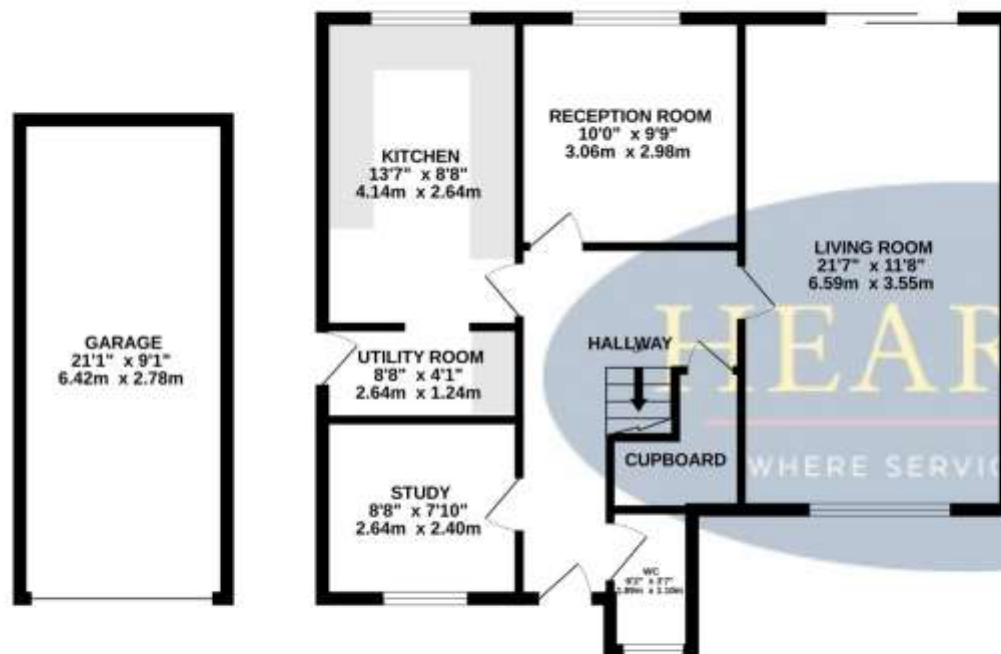
**Council Tax Band: E**

**EPC Rating: C**

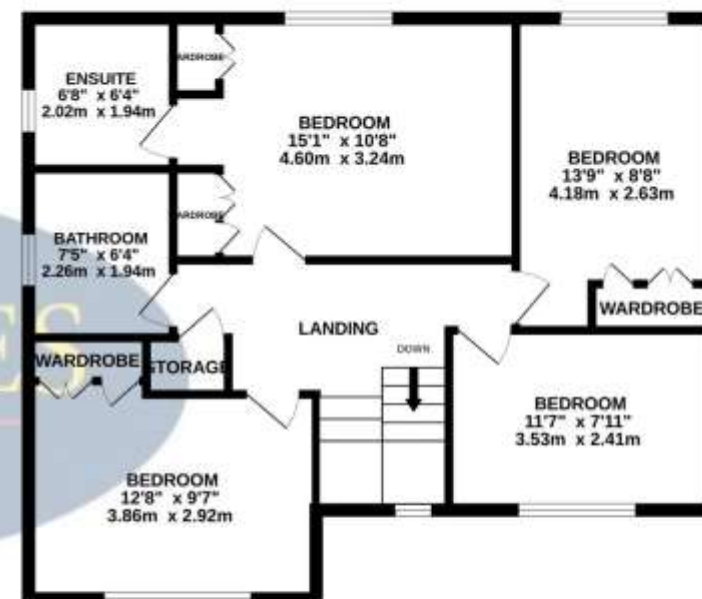
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
914 sq.ft. (85.0 sq.m.) approx.



FIRST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 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.  
Made with Metropix ©2025



