



HEARNES
WHERE SERVICE COUNTS

A superbly presented and maintained detached home located in a cul de sac within the highly sought after Talbot Village location ideally situated within easy reach of both Bournemouth and Poole Town Centres. The property offers substantial and larger than average living accommodation with features including two reception rooms, conservatory and separate study along with four double bedrooms with the master bedroom benefitting from a modern en suite shower room and generously sized walk in wardrobe. The property further benefits from ample off road parking, garage and a private rear garden.

On entering the property a welcoming entrance hallway, with stairs leading to the first floor landing, opens into a spacious living room offering a pleasant outlook over the front aspect. A separate dining room, to the rear of the property, leads into a conservatory which overlooks and leads onto the beautifully landscaped rear gardens. A spacious kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a matching work surface whilst offering ample space for kitchen appliances and leading into a separate study. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms all of which are double in size with the impressive master bedroom suite featuring a modern fitted en suite shower room and walk in wardrobe. A modern family bathroom completes the accommodation.

Externally the property features a beautifully landscaped private rear garden with a generously sized patio seating area opening into a private area of garden being laid to lawn with a selection of established flower and shrub borders. To the front a driveway provides ample off road parking and leads to a garage.

EPC RATING: C

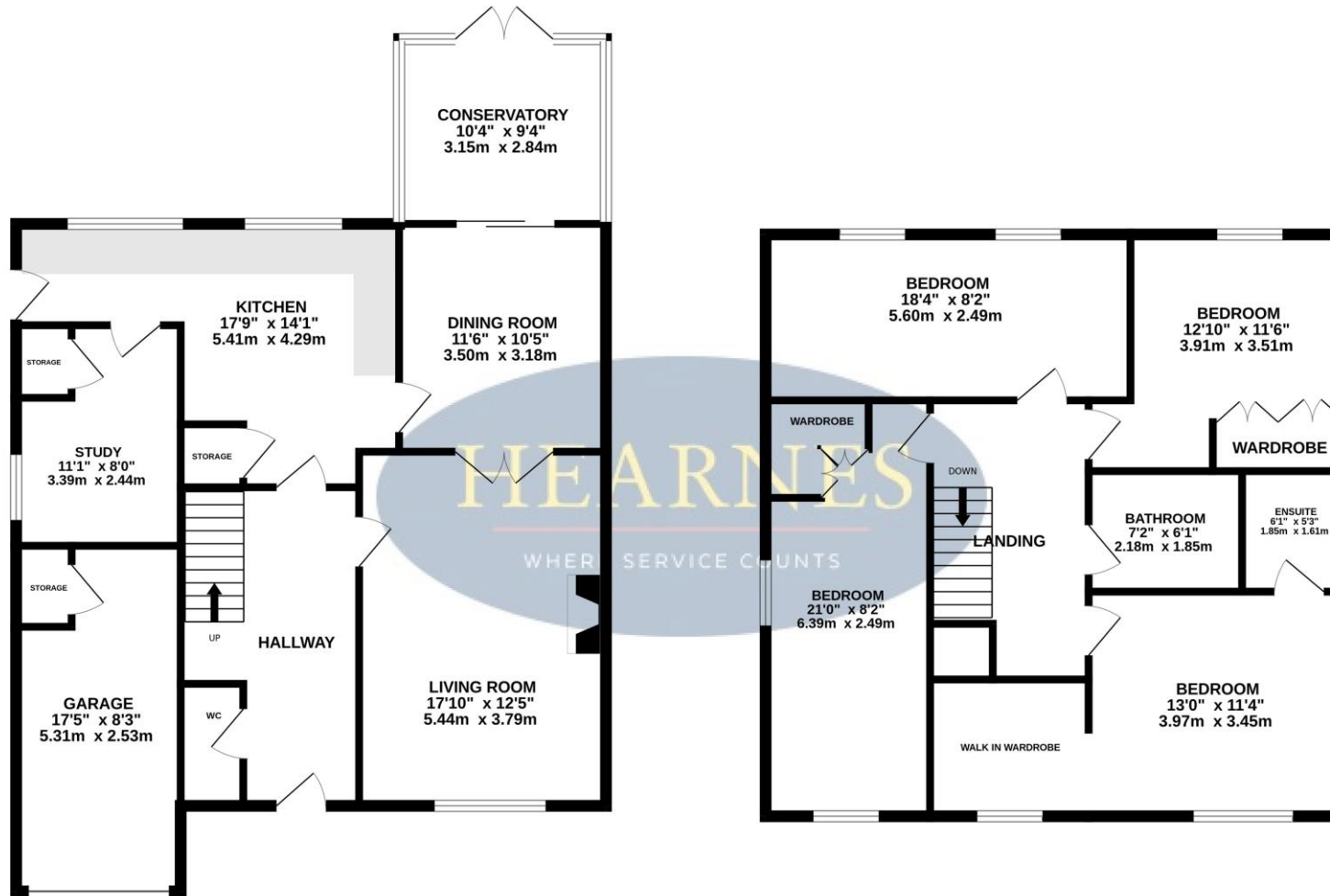
COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
998 sq.ft. (92.7 sq.m.) approx.

1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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 ©2024

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

