



**Carrbridge Close, Talbot Woods
Bournemouth, Dorset**

HEARNES

WHERE SERVICE COUNTS

Carrbridge Close, Talbot Woods, Bournemouth, Dorset

A substantial detached home situated on a private plot within the highly sought after Talbot Woods location. The property is situated only a short distance of the popular West Hants Tennis and Leisure Club and within easy reach of Bournemouth Town Centre. The property offers generously sized open plan living whilst further benefitting from open plan kitchen / dining room, four/five double bedrooms, four bath/ shower rooms and downstairs bedroom with study and ensuite. The property is positioned within a private plot further benefitting from ample off road parking, double garage and swimming pool. The property is offered for sale with no forward chain.

On entering the property a welcoming hallway, with stairs leading to the first floor landing, provides access to all ground floor accommodation. An impressive living room with adjoining conservatory leads through to dining room offering a pleasant out look over the rear aspect. The modern open plan kitchen/dining room offers a wealth of floor and eye level units finished with a contrasting work surface and range of integrated appliances whilst also giving access to the rear garden. A particular feature of the property is a a downstairs bedroom with ensuite and dressing room currently utilised as an office space. Completing the ground floor accommodation is a WC.

The first floor landing leads to the property's four bedrooms all of which are generously sized double rooms with the impressive master bedroom featuring a Juliet balcony and luxury en suite shower room. From the master bedroom a large dressing room with fitted wardrobes has been created which could be made back into a double bedroom. Bedroom two also benefits from an en suite shower room whilst the remaining third bedroom is served by a family bathroom with separate shower enclosure, bath, WC and hand wash basin. A balcony can be accessed from the first floor landing which offers a out look over the front of the property.

The property is situated in a private plot with the landscaped rear garden being mainly laid to lawn and featuring a large patio seating area along with heated swimming pool. To the front a driveway provides ample off road parking and leads to a double garage.

COUNCIL TAX BAND: F

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.



Carrbridge Close, Bournemouth, BH3

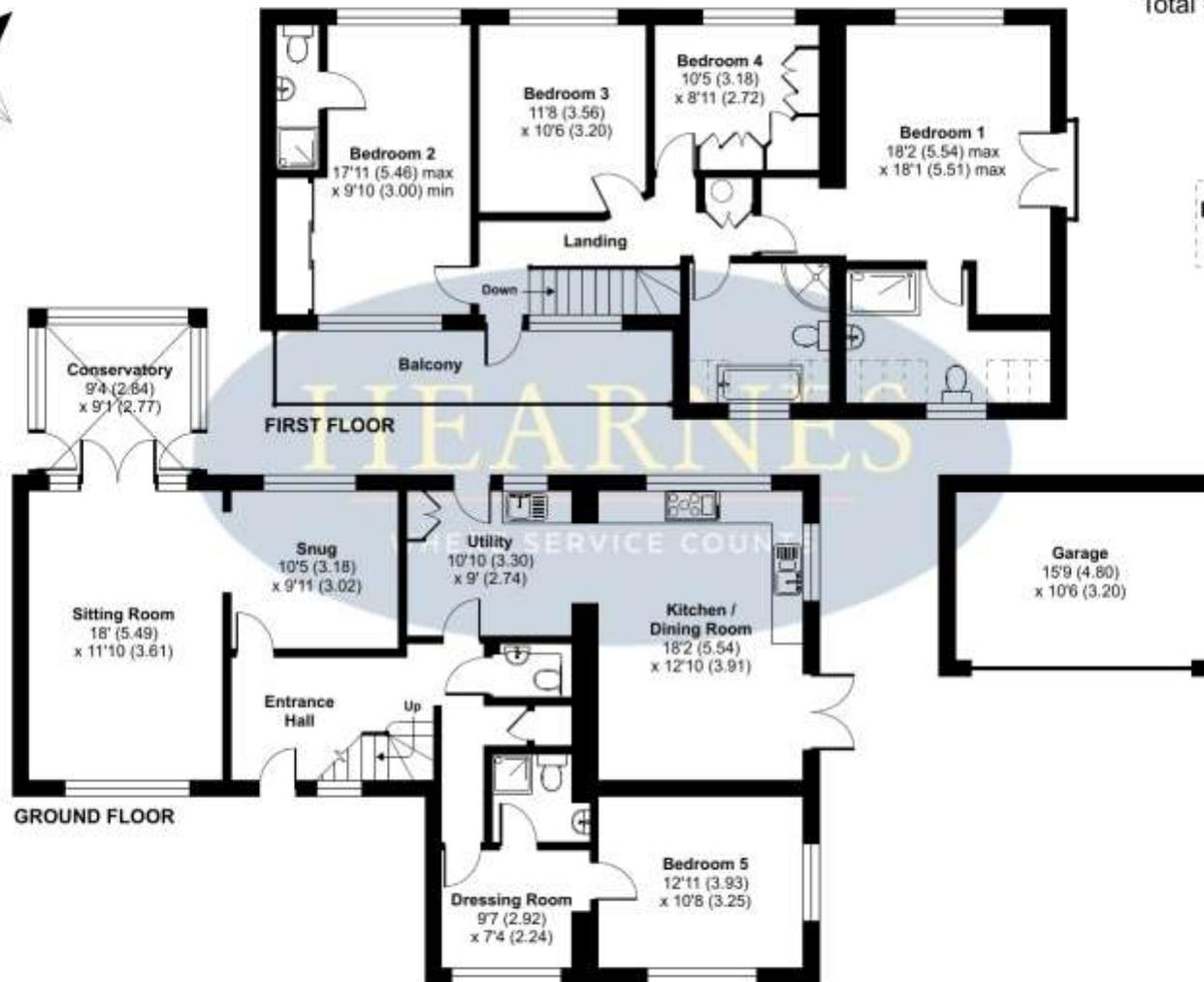
Approximate Area = 2190 sq ft / 203.4 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 2396 sq ft / 222.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hearnes Bournemouth Estates Ltd. REF: 1403470.

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