



HEARNES

WHERE SERVICE COUNTS

A superbly extended and modernised five bedroom, three bathroom detached house, set in the highly sought-after Talbot Village location, within easy reach of both Bournemouth and Poole Town Centres. Offering in excess of 2,100 sq. ft of accommodation, this impressive home features a double garage, a spacious open plan living/dining room, conservatory and a high specification kitchen/dining room. An internal viewing is highly recommended to fully appreciate the space, quality and lifestyle this home offers in the heart of Talbot Village.

On entering the property a welcoming hallway includes a useful cloakroom and a quality 'Rockdoor' entrance door, providing excellent insulation and soundproofing. The open plan living/dining room is a generous and inviting space, with sliding doors opening into a garden room/conservatory which in turn connects seamlessly to the garden. The dining room can be enjoyed independently from the hallway or through double doors from the living room, offering a wonderful flow for entertaining and family gatherings. The kitchen/breakfast room has been beautifully refitted with a contemporary range of units, integrated Bosch appliances, a Neff double oven and five-ring hob. A central island with breakfast bar creates a highly sociable setting, perfect for informal dining or hosting friends and family.

On the first floor a spacious landing leads to five bedrooms and three bath/shower rooms. The primary bedroom is complemented by fitted wardrobes and a stylish en-suite double shower room with an Aqualisa smart shower. A further guest bedroom also benefits from fitted wardrobes and its own modern en-suite, while the remaining three bedrooms are served by a well-appointed family bathroom. The landing gives access to the loft via ladder – an excellent half-boarded space with lighting and power.

Outside, the front of the property provides generous parking and access to the double integral garage with electric remote-controlled doors. A side path leads to the landscaped rear garden which is beautifully private, south facing, and surrounded by mature planting.

EPC Rating: C

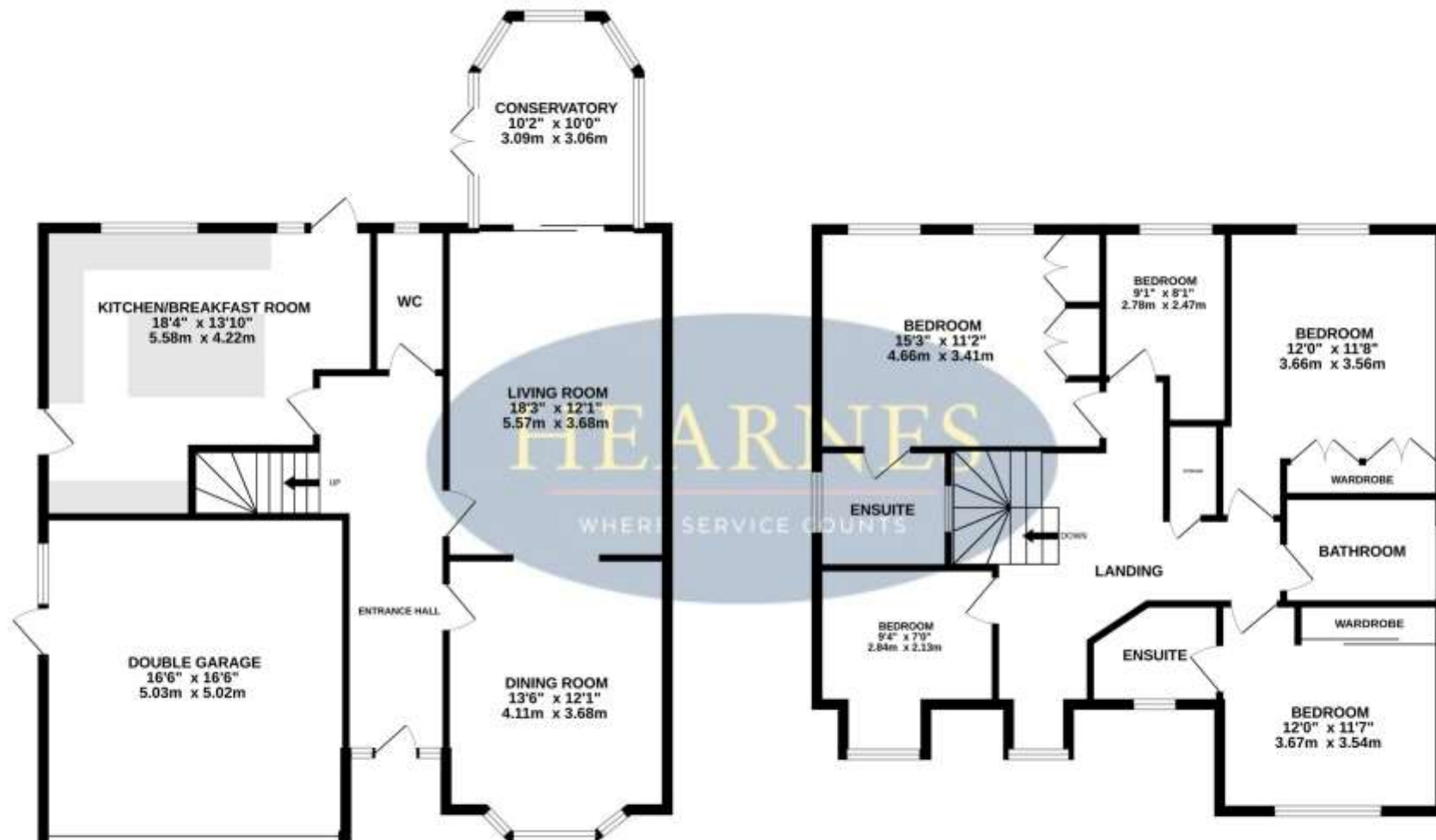
Council Tax Band:G

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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
1163 sq.ft. (108.0 sq.m.) approx.

FIRST FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 2116 sq.ft. (196.6 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



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