



HEARNES

WHERE SERVICE COUNTS

A very spacious four bedroom detached bungalow offering in excess of 2050 Sq.ft of living accommodation. The property is ideally located in the highly sought after Talbot Woods within easy reach of Bournemouth Town Centre, transport links and the popular West Hants Leisure Club. Benefits of the property include a 26ft reception room, two bath/shower rooms, large loft space perfect for conversion and a sunny aspect rear garden. An internal viewing is highly recommended to appreciate this home.

On entering the property a welcoming hallway provides access to all accommodation with three useful storage cupboards. An impressive dual aspect sitting room with bay window overlooks the front aspect. A separate kitchen/dining room offers a comprehensive range of floor and eye level units whilst giving access onto the rear garden. Bedroom one benefits from an ensuite bathroom and gives access to the rear garden through sliding patio doors. A perfect opportunity to create a large open plan living area to kitchen or additional further reception room. Bedroom three benefits from a bay window and fitted wardrobes whilst overlooking the front aspect. Bedroom two is a large double room with fitted wardrobes and a pleasant outlook over the rear garden. Bedroom four a smaller double which could make an ideal study. All three bedrooms are served by a family bathroom with WC, hand wash basin and separate shower enclosure. The accommodation is complete with a utility room, store and separate WC.

A large loft space offers the opportunity for further extension subject to planning.

The property enjoys a large, private rear garden being mainly laid to lawn with a range of attractive shrub and hedge borders. A patio seating area adjoins the rear of the property with a further paved seating area situated at the side of the property. To the front an attractive landscaped carriage driveway offers ample off-road parking.

COUNCIL TAX BAND: F

EPC: D

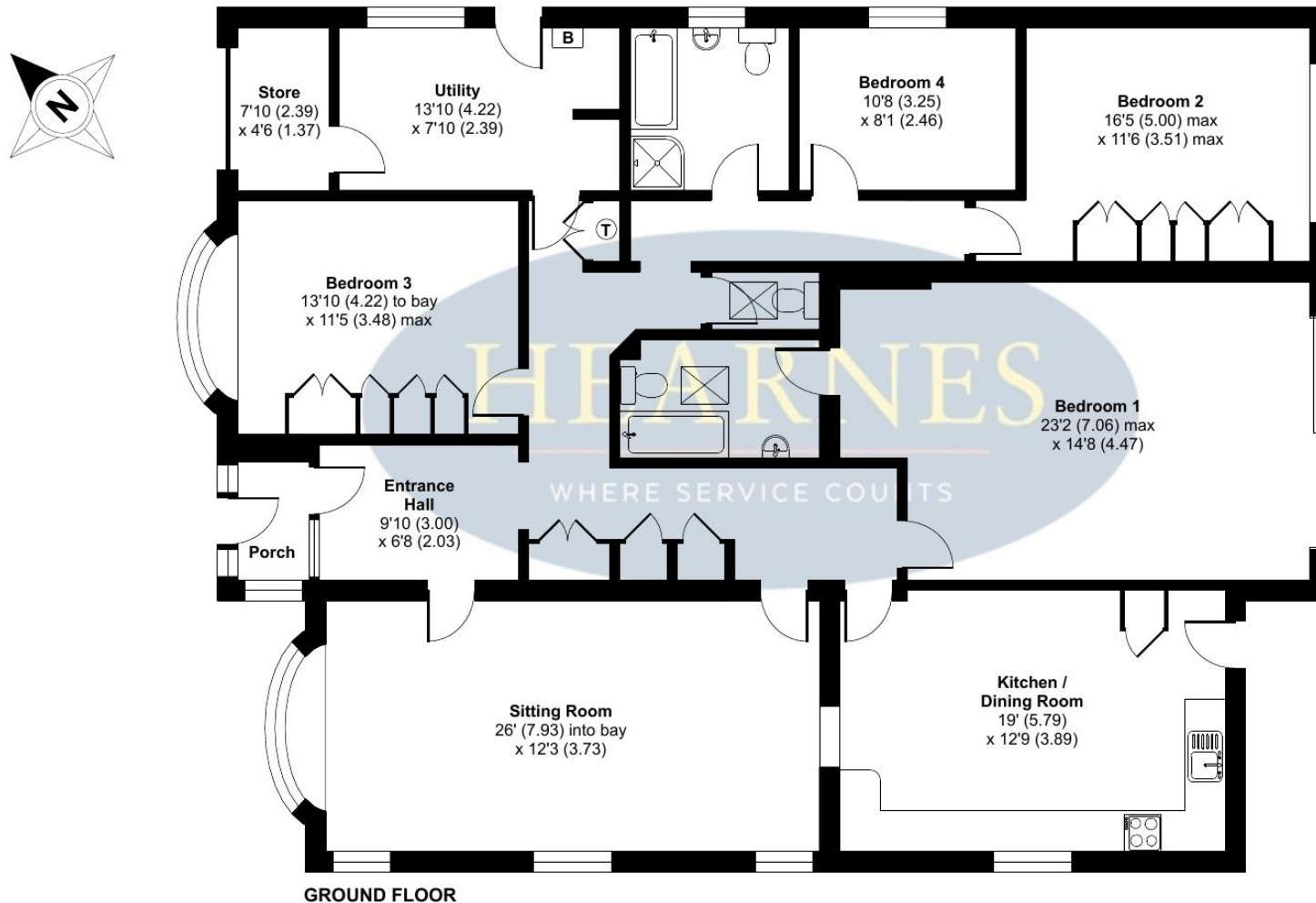
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



Dulsie Road, Bournemouth, BH3

Approximate Area = 2051 sq ft / 190.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1076771

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