



HEARNES
WHERE SERVICE COUNTS

A superbly presented four bedroom detached house situated on a private, elevated plot within the sought after Talbot Woods location and easy reach of the award winning sandy beaches, Town Centre via the beautiful Bournemouth Gardens along with the popular West Hants Tennis and Leisure Club. The property has been superbly maintained by the current owners and features a spacious living room with feature wood burning stove, a modern fitted kitchen overlooking the rear garden and two modern bath/shower rooms. The property is positioned on a private plot featuring a level rear garden and ample off road parking.

On entering the property a hallway, with stairs leading to the first floor landing, opens into an impressive living room overlooking the front aspect. Double doors lead into a dining room which opens into a modern fitted kitchen overlooking the rear garden. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface. The kitchen leads into a separate utility area, also providing access to the rear garden along with a separate study. A WC completes the ground floor accommodation.

Situated on the first floor are the property's four bedrooms all of which are generous in size with the master bedroom featuring fitted wardrobes along with a walk in wardrobe and ensuite bathroom comprising a WC, wash hand basin, bath and separate shower enclosure. The accommodation is complete with a shower room and separate WC.

Externally the property is situated on a private, elevated plot backing onto woodland whilst being mainly laid to lawn with a range of attractive flower and shrub borders and patio seating areas. To the front a tarmac driveway provides ample off road parking and leads to a garage providing additional storage.

EPC RATING: D

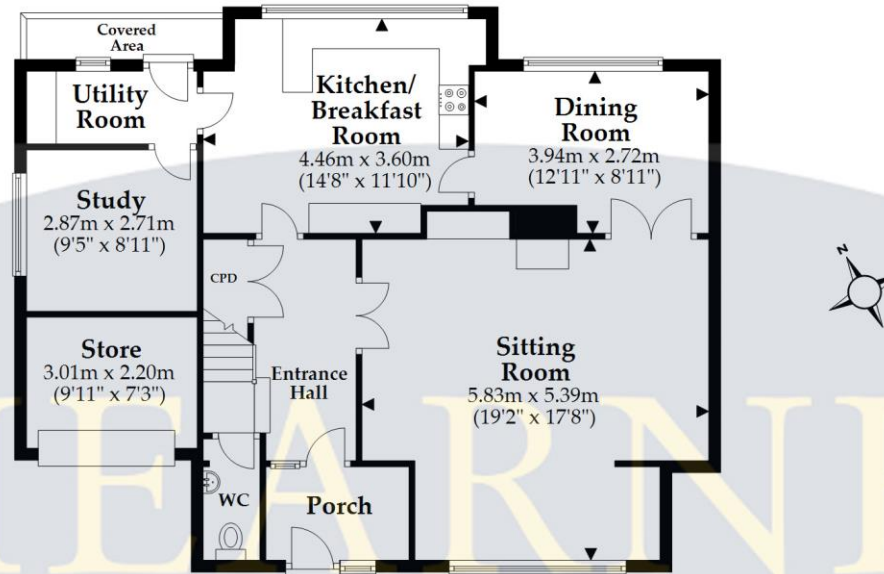
COUNCIL TAX BAND: F

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.



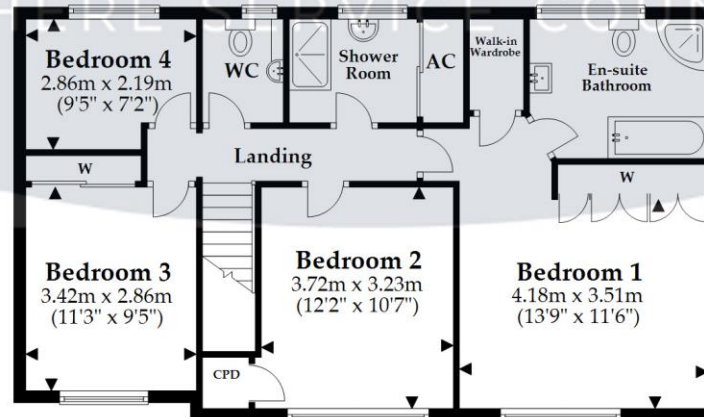
Ground Floor

Approx. 91.2 sq. metres (982.0 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.3 sq. feet)



Total area: approx. 165.3 sq. metres (1779.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



