



HEARNES

WHERE SERVICE COUNTS

A fully remodelled and extended detached home ideally located in the highly sought after Talbot Woods location within easy reach of Bournemouth Town Centre, Meyrick Park Golf Course and the popular West Hants Tennis and Leisure Club. Having undergone extensive updating by the current owners the property, offering spacious and flexible living accommodation totalling in excess of 2500 sq ft, features five bedrooms, three luxury bath/shower rooms, spacious kitchen and conservatory superbly complimented with a sunny aspect private rear garden.

On entering the property a spacious hallway, running the length of the property, provides access to all ground floor floor accommodation and leads into a large living/dining area. The dining area opens into a superbly appointed kitchen area featuring a comprehensive range of floor and wall mounted units finished with a matching work surface and breakfast bar seating area. The kitchen leads to a separate utility room. Completing the ground floor accommodation are two double bedrooms, luxury shower room and conservatory which overlooks and provides access to the private, sunny aspect rear garden.

Situated on the first floor are the property's three remaining bedrooms with the impressive master bedroom being served by a further luxury en suite shower room. The accommodation is complete with a further family bathroom.

Externally the property enjoys a private, sunny aspect rear garden with a raised patio seating area providing the perfect spot for outdoor dining and entertaining. Steps lead to a large area laid to lawn finished with a selection of flower and shrub borders. To the front an attractive block paved driveway provides ample off road parking which leads to a single garage.

EPC RATING: D

COUNCIL TAX BAND: F

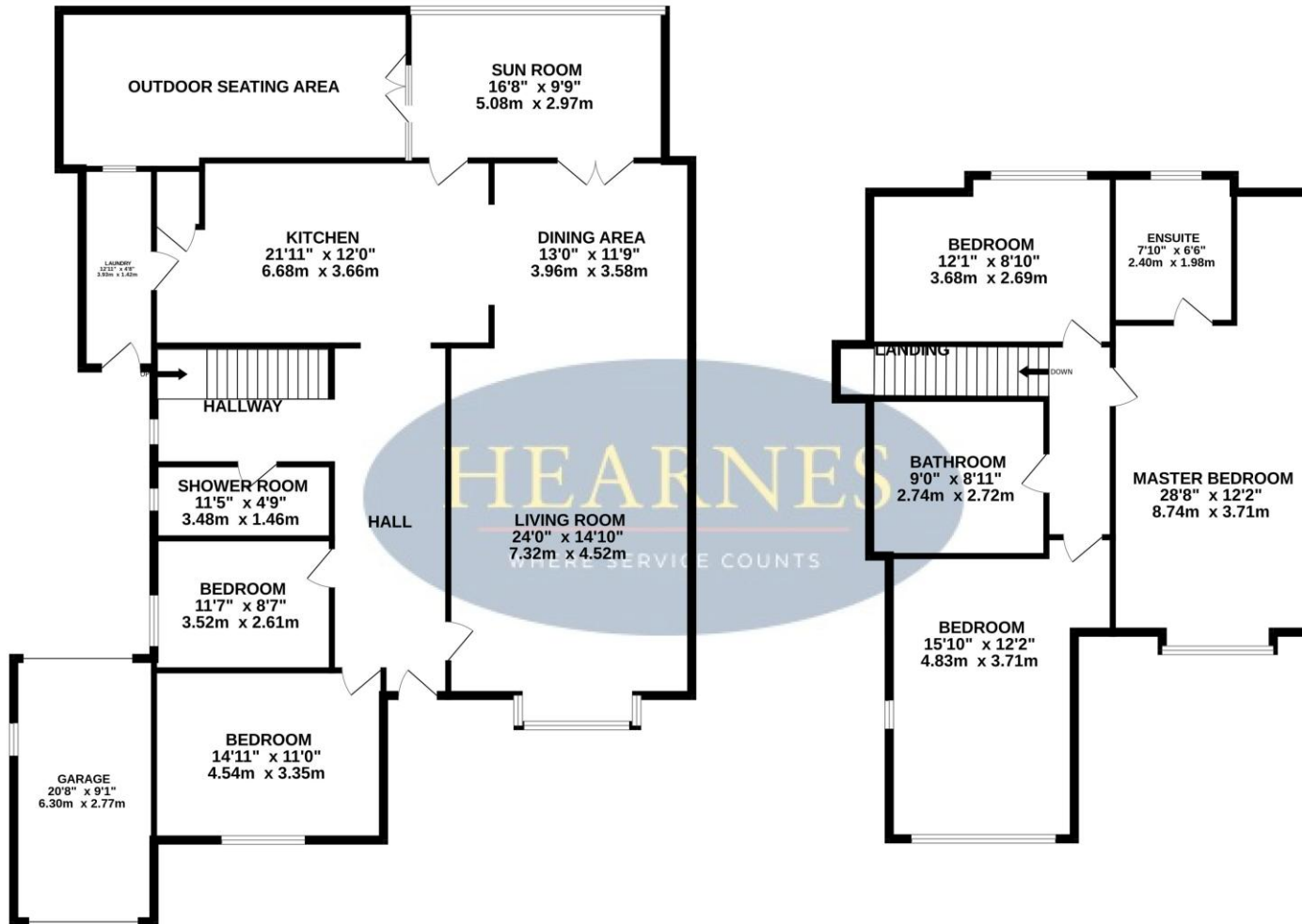
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2510sq.ft. (233.2 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.

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