



46 Dulsie Road, TALBOT WOODS, Dorset BH3 7EA

£895,000

brown & kay



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## THE PROPERTY

An impressive four double bedroom chalet style detached bungalow, situated in the highly sought after area of Talbot Woods. This beautifully appointed home offers generous and well proportioned accommodation throughout, along with a number of attractive features. Upon entering, you are welcomed by a spacious entrance hall with a bright living room and large bedroom to the front, both featuring bay windows. To the rear you will find a stylish and comprehensively fitted kitchen, along with a good sized open-plan family / dining room that enjoys pleasant views over the garden, creating the perfect setting for both everyday living and entertaining. In addition, there is a fourth bedroom/study plus a four piece bath/shower room, as well as a large utility room and further shower room. Upstairs, the property features two double bedrooms along with a modern shower room, creating a comfortable and private space for family members or guests. A particular highlight of the property is the stunning rear garden, which has been beautifully landscaped with mature and well established planting, as well as a generous patio area—perfect for outdoor dining and entertaining. The garden also includes an attractive summer house measuring approximately 13' x 9', as well as a smaller garden shed, both benefitting from electricity, making them ideal for use as a home office or hobbies room.

The property is situated on a pleasant road within the desirable area of Talbot Woods, offering an excellent location to take full advantage of everything the surrounding area has to offer. Nearby is the renowned West Hants Leisure Club, providing superb sporting facilities alongside a social scene. The property is also conveniently located close to Talbot Heath School and Bournemouth University. The thriving village of Westbourne is within easy reach and is well known for its lively café and bar culture, excellent restaurants, and an array of boutique shops. For those who enjoy the coast, miles of beautiful sandy beaches and scenic promenade stretch from the famous Sandbanks through to Bournemouth and beyond in the opposite direction. Transport connections are well catered for with rail stations

## MATERIAL INFORMATION

Tenure - Freehold  
 Parking - Driveway Parking  
 Utilities - Mains Electricity, Gas and Water  
 Drainage - Mains Drainage  
 Broadband - Refer to Ofcom website  
 Mobile Signal - Refer to Ofcom website  
 Council Tax - Band F  
 EPC Rating - C

## KEY FEATURES

- SOUGHT AFTER TALBOT WOODS
- BEAUTIFULLY PRESENTED HOME
- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN FAMILY ROOM
- STYLISH KITCHEN PLUS A UTILITY ROOM
- STUNNING REAR GARDEN
- PAVED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- SUMMER HOUSE WITH POWER
- GAS CENTRAL HEATING



**Ground Floor**  
 Floor area 115.3 sq.m. (1,241 sq.ft.)

**First Floor**  
 Floor area 39.2 sq.m. (422 sq.ft.)

Total floor area: 154.5 sq.m. (1,663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io