



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented four double bedroom detached house situated in a secluded cul de sac within the highly sought after Talbot Village location. The property is ideally situated within popular school catchments and easy reach of both Bournemouth and Poole Town Centres. The property has been finished to a superb standard by the current owner featuring a high specification kitchen, separate utility room, three bath/ shower rooms and two reception rooms. Further benefits include a garage, ample off road parking and a low maintenance sunny aspect rear garden.

On entering the property a welcoming entrance hall leads into a spacious living room overlooking the front aspect. The living room opens into a dining room with double doors leading onto the rear garden. A refitted kitchen provides ample floor and wall mounted units finished with a contrasting work surface, selection of integrated appliances and space for an 'American Style' fridge/freezer. The kitchen leads into a separate utility room with additional storage and side door onto the rear garden. A separate WC completes the ground floor accommodation.

A first floor landing leads to four double bedrooms all of which are generous in size. The master bedroom benefits from a wealth of luxury fitted wardrobes and storage whilst being served by a ensuite shower room. Bedroom two overlooking the front aspect also benefits from a ensuite shower room. Bedrooms three and four overlook the rear aspect and are served by a modern family bathroom comprising a WC, wash hand basin and bath with shower over completing the accommodation.

Externally the property benefits from a private, sunny aspect rear garden. The garden is mainly laid to artificial lawn, with a range of attractive flower and shrub borders and large patio seating area and pergola adjoining the rear of the property. To the front of the property a tarmac driveway offers ample off road parking with electric car charger and leads to a garage. The current owners have invested in attractive anthracite cladding and windows.

**COUNCIL TAX BAND: F**

**EPC RATING: C**

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.



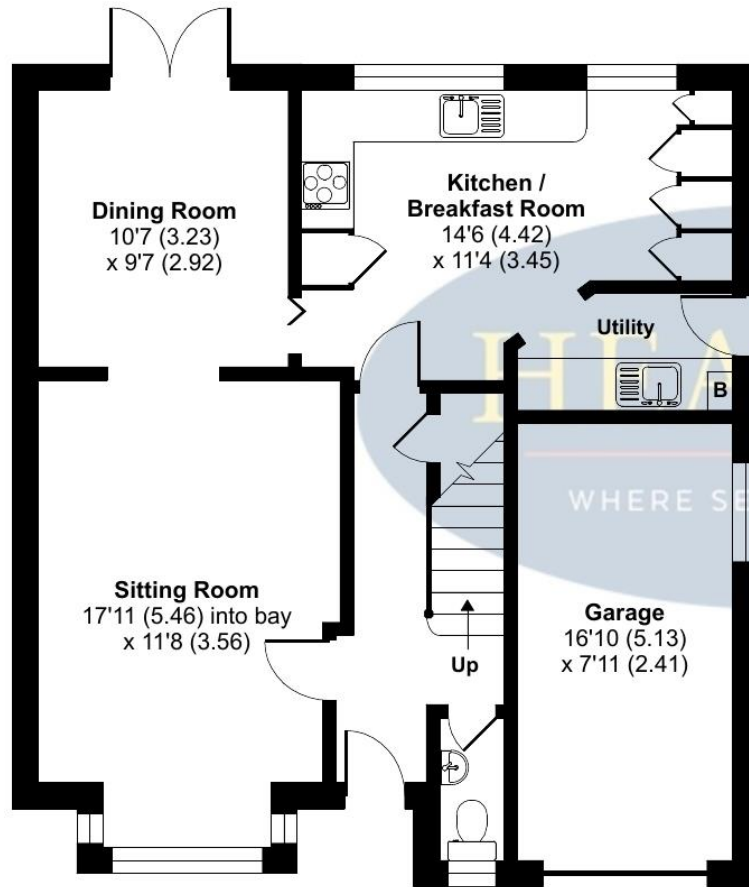
# Charlotte Close, Poole, BH12

Approximate Area = 1327 sq ft / 123.3 sq m

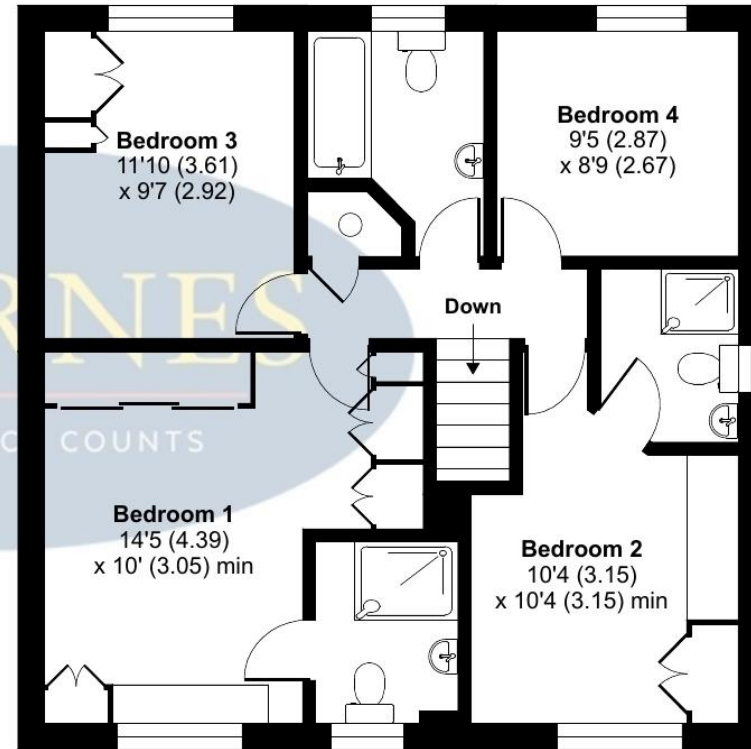
Garage = 140 sq ft / 13 sq m

Total = 1467 sq ft / 136.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1075752

