



HEARNES
WHERE SERVICE COUNTS

A spacious four-bedroom detached home offering in excess of 1,585 sq. ft. of accommodation, situated within a cul-de-sac in the highly sought-after Talbot Village location. Ideally positioned within popular school catchments and within easy reach of both Bournemouth and Poole town centres, the property features a kitchen/breakfast room, two reception rooms, conservatory, study, and two bath/shower rooms. Further benefits include a tandem garage, off-road parking, and a substantial rear garden.

On entering the property, a welcoming entrance hall leads to a study overlooking the front aspect. The living room, with feature fireplace and log burner, opens into the dining area through double doors, which in turn lead to a bright conservatory. The kitchen/breakfast room is fitted with a comprehensive range of floor and wall-mounted units finished with contrasting work surfaces, a selection of integrated appliances, and a door providing access to the rear garden. A WC completes the ground floor accommodation.

The first-floor landing leads to four double bedrooms, with the primary bedroom benefitting from an en suite shower room. A refitted family shower room, comprising a WC and wash hand basin, completes the accommodation.

Externally, the property enjoys an impressive private rear garden, mainly laid to lawn with a range of established borders, a garden store, and a patio seating area adjoining the rear of the house. A single door provides access to the tandem garage, which measures in excess of 30 ft. in length. To the front, a tarmac driveway provides ample off-road parking and leads to the garage.

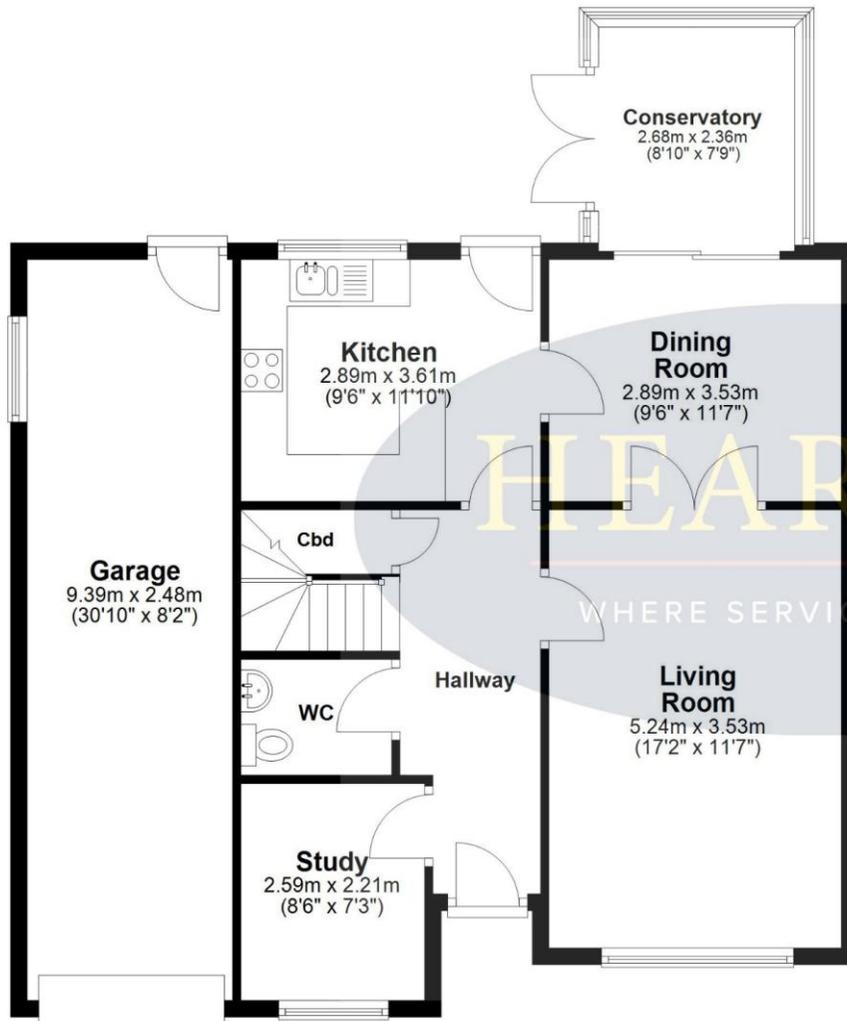
COUNCIL TAX BAND | E EPC RATING | C

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.



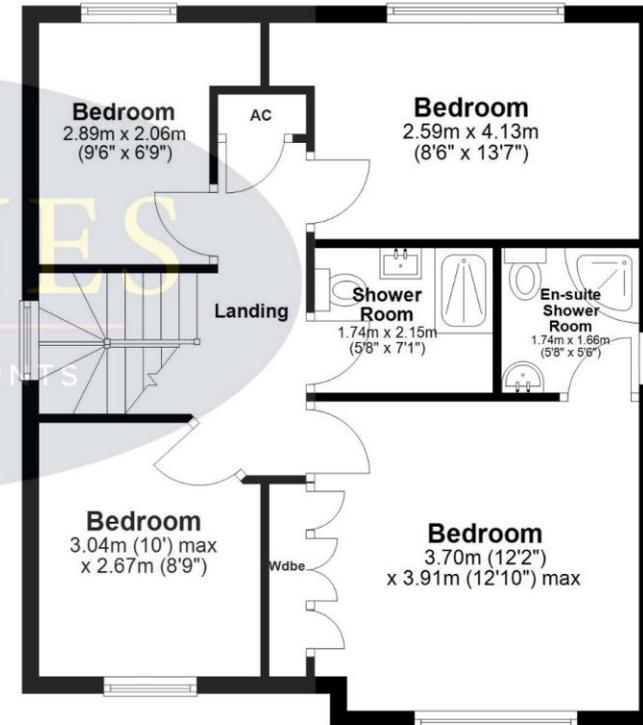
Ground Floor

Approx. 89.4 sq. metres (962.0 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.9 sq. feet)



Total area: approx. 147.7 sq. metres (1589.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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
Plan produced using PlanUp.

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