



HEARNES

WHERE SERVICE COUNTS



An immaculately presented four bedroom detached home situated in the sought after Talbot Village location within easy reach of Bournemouth and Poole Town Centres and popular school catchments. The property has been maintained and updated to an exceptional standard by the current owner whilst being positioned on arguably one of Talbot Village's finest plots. The property further benefits from a modern fitted kitchen and two bath/shower rooms along with a study, separate office area, pressurised heating system, off road parking and garage with a particular feature being the impressive and sizeable southerly facing rear garden.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a light and spacious living room which leads into a separate dining room providing access to the rear garden. A modern kitchen/breakfast room offers a comprehensive range of floor and wall mounted units complimented with a matching work surface and leading into a separate utility room with side access to the rear garden. The ground floor accommodation is complete with a study, WC and additional office/play room.

Situated on the first floor are the property's four bedrooms, all of which are generously sized with the spacious master bedroom being served by a modern fitted en suite shower room. Completing the accommodation is a further modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

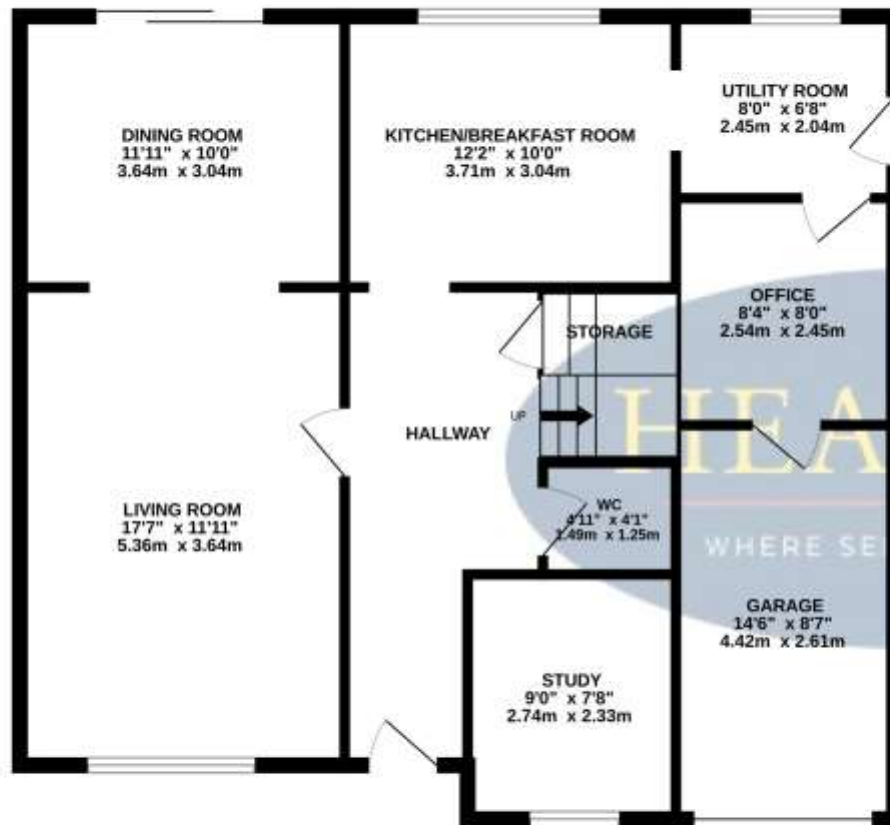
Externally the property is superbly positioned within a generously sized, sunny aspect plot offering a southerly aspect and ample privacy whilst being mainly laid to lawn with a patio seating area adjoining the rear of the property. To the front an attractive block paved driveway provides ample off road parking and leads to a garage with electrically operated door.

**EPC RATING: TO FOLLOW      COUNCIL TAX BAND: E**

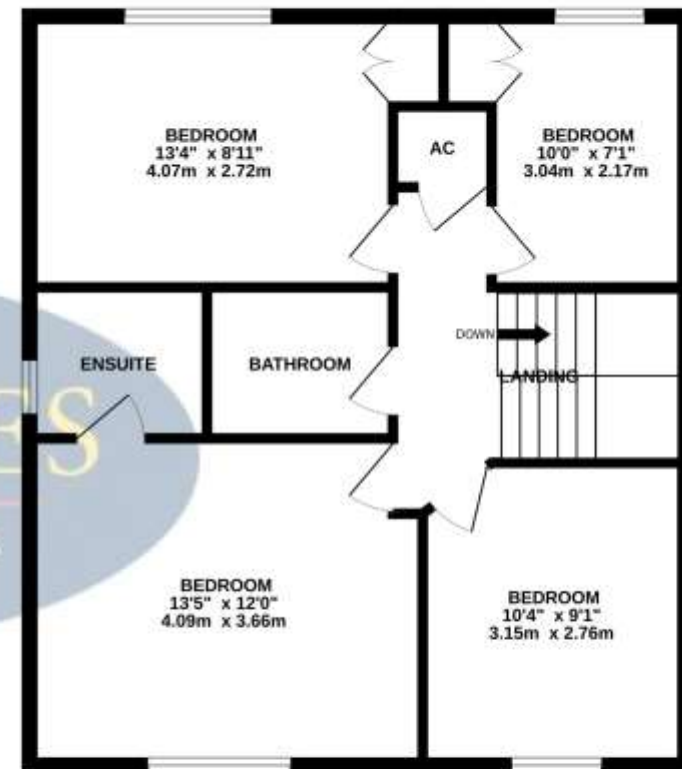
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



GROUND FLOOR



1ST FLOOR



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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



