



HEARNES

WHERE SERVICE COUNTS

A stunning four double bedroom, extended detached home having been superbly updated by the current owners offering impressive open plan living, spacious living accommodation and two modern bath/shower rooms. The property is situated within a spacious, private plot which also benefits from a garden room, whilst also benefitting from ample off road parking and a garage. The property is situated in the premier Talbot Woods location only a moments walk to the popular West Hants Tennis and Leisure Club whilst being within easy reach of Bournemouth Town Centre and main transport links.

The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living room, running the length of the property and including a feature fireplace. The living room leads into a further reception area with double doors leading to the rear garden. A particular feature of the ground floor accommodation is the impressive open plan, extended kitchen/family room with bi-folding doors leading to the rear garden. The kitchen has been remodelled to a high specification offering a comprehensive range of floor and wall mounted units, including a large island area and feature wood burner. The ground floor accommodation is complete with a utility room, providing access to the garden and WC.

Situated on the first floor are three of the property's bedrooms all of which are all double in size and served by a modern family bathroom. Situated on the second floor is the impressive master bedroom suite featuring a spacious double room, dressing area and luxury en suite bathroom.

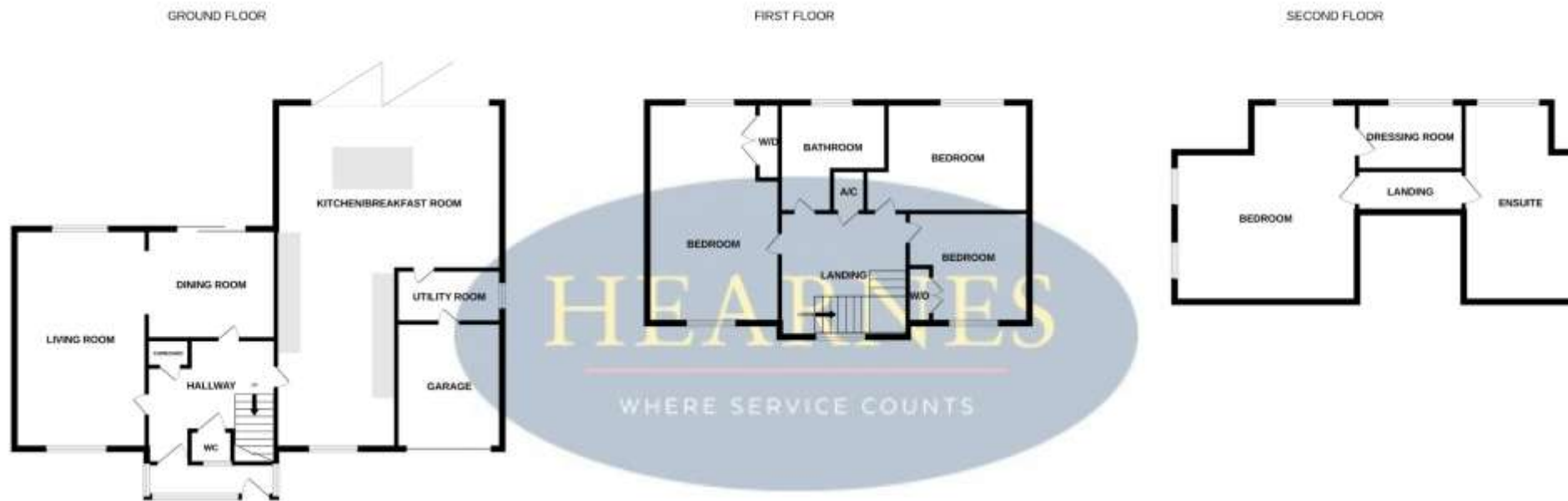
Externally the property is situated in a private, sunny aspect plot being mainly laid to lawn with a range of established borders and large decked seating area adjoining the rear of the property. The rear garden also benefits from a garden cabin ideal for a home office, games room or gym. To the front a driveway provides off road parking and leads to a garage.

EPC RATING: C

COUNCIL TAX BAND: F

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.





TOTAL FLOOR AREA : 2250sq.ft. (209.0 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

