



HEARNES

WHERE SERVICE COUNTS



An impressive detached home located within a secluded cul de sac within the highly sought after Talbot Village location ideally situated within easy reach of both Bournemouth and Poole Town Centres. The property offers substantial and larger than average living accommodation with features including three reception rooms along with four double bedrooms with the primary bedroom benefitting from a recently refitted en suite shower room. The property further benefits from ample off road parking, store and a private rear garden. Excellent Schools are to be found in the locality with St Marks infants and Juniors School & Talbot Heath Schools close by and direct bus links from Talbot Village to the Bournemouth Grammar schools. The Castlepoint shopping centre and both The Bournemouth and Poole Hospitals are directly accessible by bus from the village. Local shopping facilities and amenities are to be found within Talbot Village and at Wallisdown. The towns of Winton and Westbourne are located close by and offer a variety of shops, Bars and Restaurants. Recreational facilities can be found in the two parks surrounding. Easily accessible walks on the Talbot heath or the Talbot Woods are on the doorstep. Sports facilities are to be found close by at The West Hants Tennis Leisure Club. Golf and leisure facilities are also to be found very close at Meyrick Park.

On entering the property, a welcoming entrance hallway with stairs to the first-floor landing opens into a spacious living room enjoying a pleasant outlook over the front aspect. To the rear, through double doors, a separate dining room provides access to the generous rear garden. The open-plan kitchen/breakfast room opens onto the garden and features a breakfast bar, comprehensive range of floor and wall-mounted units, contrasting work surfaces, integrated appliances, and ample space for a dining table. This area leads into a converted garage, now arranged as a separate study and useful store. A ground floor WC completes the accommodation.

Situated on the first floor are the property's four bedrooms all of which are double in size with the impressive primary bedroom suite featuring a luxury fitted en suite shower room and fitted wardrobes. A modern family bathroom with WC, wash hand basin and bath with shower over completes the accommodation.

Externally, the property boasts a larger-than-average private rear garden for the area, featuring a generously sized patio seating area and a lawn bordered by a variety of established flowers and established shrubs creating a high degree of privacy. To the front, a driveway provides ample off-road parking and leads to a useful store.

**EPC RATING: D**

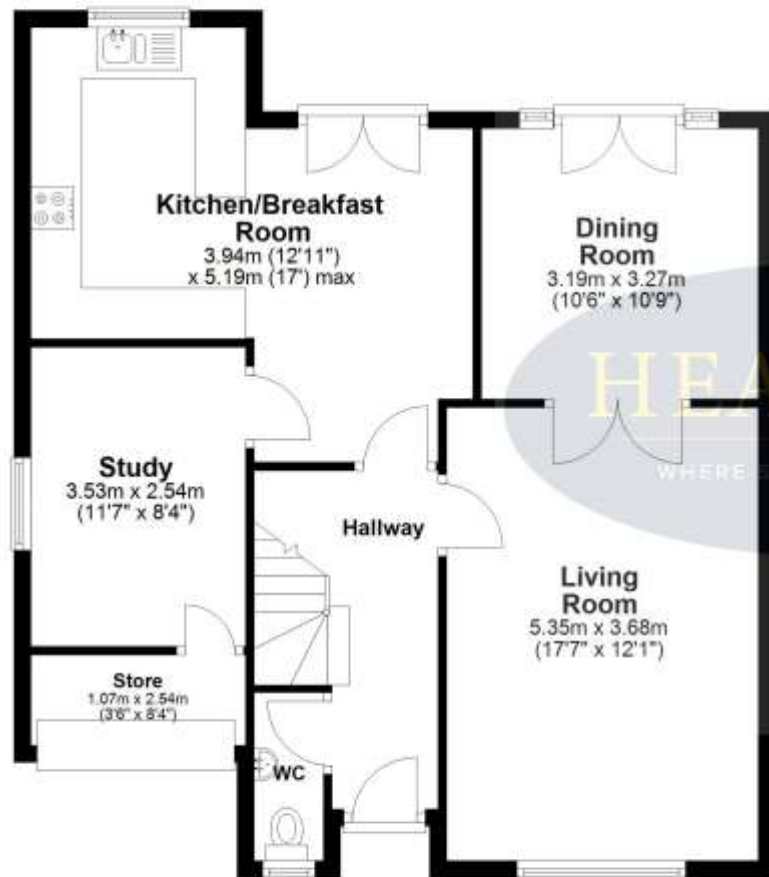
**COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.



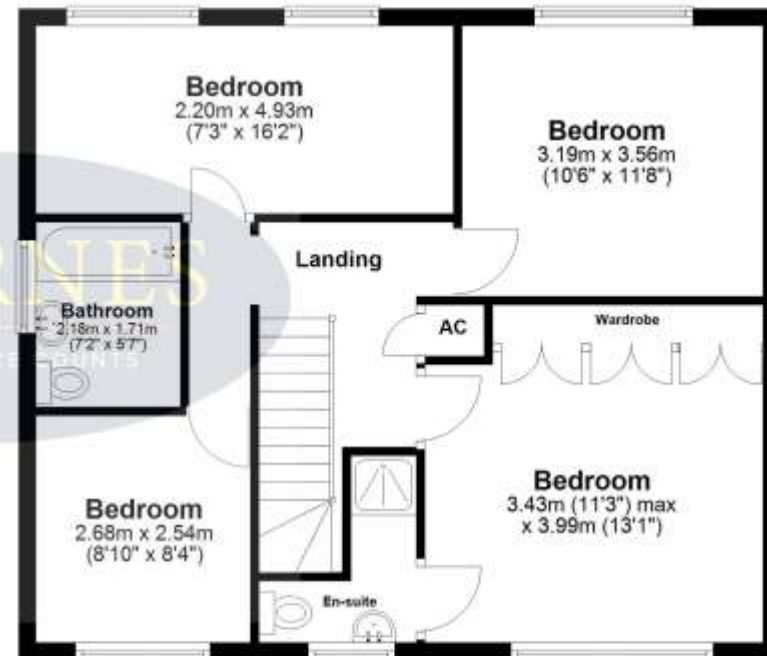
## Ground Floor

Approx. 72.7 sq. metres (783.0 sq. feet)



## First Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Total area: approx. 135.2 sq. metres (1455.1 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.



