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Talbot Woods, Bournemouth, Dorset

A truly exceptional family home set within a secure and private south facing plot, benefitting from three reception rooms, open plan kitchen/breakfast room, five double bedrooms and three bath/shower rooms. This stunning family home is situated on one of Talbot Woods most favourable roads moments from Meyrick Park Golf course and being within easy reach of both Westbourne and Bournemouth Town Centre, transport links and the popular West Hants Tennis and Leisure Club.

The high specification finish is evident throughout with bespoke finishing to include custom designed coving, double glazed feature windows and Porcelanosa floor tiling. On entering the property an impressive entrance hall leads to the three reception rooms including a lounge, dining room and office. The bright and airy lounge provides access to the rear garden and the dining room with feature bay windows enjoys a pleasant outlook over the rear aspect. To the front of the property a spacious office benefits from a feature bay window and window seat. A modern fitted kitchen with contrasting work surface offers a comprehensive range of units and integrated brand appliances including double oven, microwave combi oven, halogen hob, warming drawer, dishwasher, fridge and boiling tap. The kitchen area also provides access to the rear garden and has ample room for a dining table. The downstairs accommodation is completed with a separate WC and spacious utility room that leads to the property's double garage with electric up and over door.

The first floor comprises a galleried landing, with feature window, plus five double bedrooms all with fitted wardrobes, two ensuite shower rooms and family bathroom all complimented with Villeroy and Bosch fittings. The master bedroom overlooks the rear aspect with a modern ensuite shower room comprising a separate shower enclosure double hand wash basin and WC. Bedrooms three, four and five are served by the luxury family bathroom with bedroom two benefitting from another high specification ensuite shower room. Both the master bedroom with ensuite and family bathroom benefit from underfloor heating.

Externally the property is situated within a private landscaped plot secured by attractive wrought iron fencing. To the left side of the property a courtyard area provides access to the kitchen with a seating area ideal for Al fresco dining. The remainder of the garden is mainly laid to a large level lawn mature shrub borders and additional patio area adjoining the rear of the property. Front gates lead to a clay brick paved driveway providing ample off-road parking and an electric double garage.

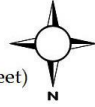
COUNCIL TAX BAND: G **EPC RATING: C**

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.

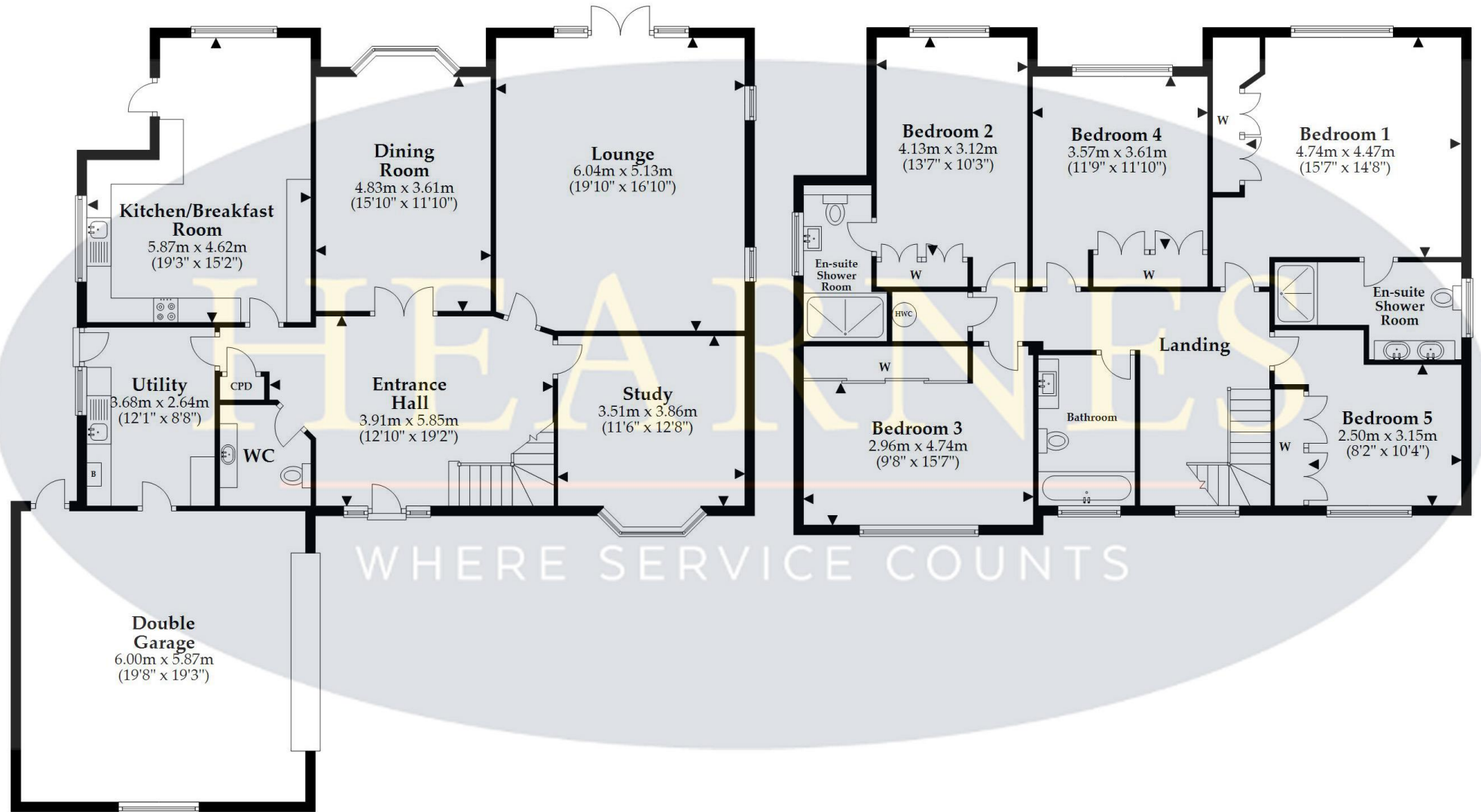




Ground Floor
 Approx. 160.2 sq. metres (1724.0 sq. feet)



First Floor
 Approx. 124.0 sq. metres (1334.7 sq. feet)



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Total area: approx. 284.2 sq. metres (3058.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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