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Glenferness Avenue, Talbot Woods
Bournemouth, Dorset, BH3 7EX

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FREEHOLD

A truly stunning detached character home located in the premier Talbot Woods location within easy reach of Bournemouth Town Centre, award winning beaches and main transport links whilst being only a short walk to Meyrick Park Golf Course and the popular West Hants Tennis and Leisure Club. Situated on a substantial, private plot the property features two impressive formal reception rooms, high specification kitchen/breakfast/garden room and four superbly appointed bedrooms with three luxury bath/shower rooms. Externally the property offers ample off road parking approached via electrically operated gates whilst the rear garden has been beautifully landscaped.

On entering the property you are welcomed by an impressive entrance hall, with stairs leading to the first floor landing. A spacious, dual aspect living room measuring in excess of 26ft offers a wonderful outlook over the front gardens with double doors leading onto the rear garden. A formal dining room, with feature bay window, overlooks the rear garden. A feature of the ground floor accommodation is the high specification bespoke kitchen with a comprehensive range of fitted units, electric soft close drawers and cupboards, ample fitted appliances including quadruple oven, bbq grill and hot water tap with still and sparkling water option all finished with a beautiful granite work surface. The kitchen/breakfast/garden room features bi-folding doors opening onto the landscaped rear gardens. The ground floor accommodation is complete with a utility room, WC and internal access to a spacious garage.

Situated on the first floor are the property's four bedrooms with the impressive master bedroom, located to the rear of the property, featuring fitted wardrobes and served by a luxury en suite shower room. Bedroom two also features fitted wardrobes and an en suite shower room, with bedroom three also double in size whilst the fourth bedroom is currently utilised as a walk in wardrobe. A further luxury shower room completes the accommodation.

Externally the beautifully landscaped rear gardens offer complete privacy from neighbouring properties and provides a selection of superbly positioned outdoor seating and entertainment areas along with outdoor kitchen facilities, swim spa, storage workshop/potential home office all set to a range of established flower and shrub borders. To the front an attractive block paved driveway provides ample off road parking, accessed via electrically operated gates, which in turn leads to a garage.

EPC RATING: E

COUNCIL TAX BAND: G

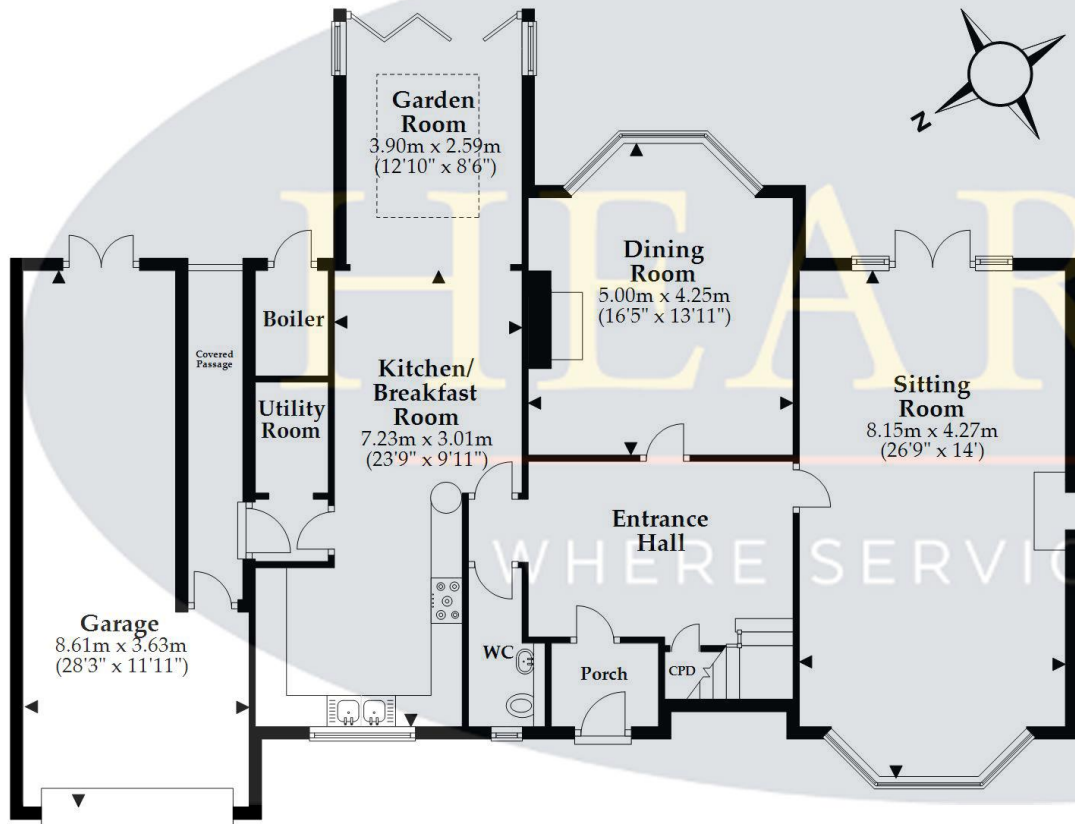
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors





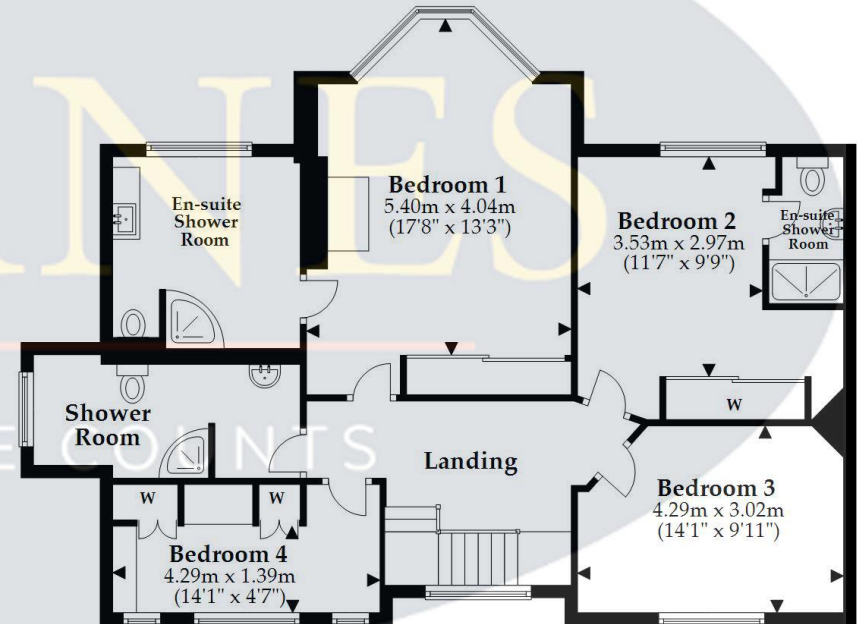
Ground Floor

Approx. 136.8 sq. metres (1472.4 sq. feet)



First Floor

Approx. 91.7 sq. metres (987.1 sq. feet)



Total area: approx. 228.5 sq. metres (2459.6 sq. feet)

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







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