



HEARNES
WHERE SERVICE COUNTS

A superbly presented four double bedroom extended detached character home with a one bedroom self-contained annex, ideally positioned within a premier Talbot Park location and excellent school catchments. The property has been comprehensively refurbished to a high specification, featuring an impressive open-plan kitchen/dining/living space, a generous reception room, and a luxury family bathroom. The annex offers a kitchenette, shower room, and private terrace, ideal for multi-generational living or potential income. Further benefits include a sunny aspect landscaped rear garden and ample off-road parking.

On entering the property through an enclosed porch, you are welcomed into an impressive hallway with a feature staircase leading to the first floor landing and providing access to all ground floor accommodation. To the rear, a bright and airy reception room opens onto the rear garden and provides access to the annexe. A particular feature of the home is the stunning high specification open-plan kitchen/dining/living room, positioned across the front and rear of the property and also leading onto the garden. The kitchen is fitted with a comprehensive range of floor and wall mounted units, finished with contrasting work surfaces and a central island. The ground floor accommodation is completed by a useful lean-to for storage and a separate WC.

The one bedroom annexe, with its own private entrance and a linking door to the main house, features a modern utility space, shower room, and a double bedroom that opens onto a raised decked terrace overlooking the garden.

Externally, the property benefits from a spacious rear garden, featuring a generous raised patio adjoining the property and a lawned area bordered by a variety of mature shrubs. A garden lodge and storage shed complete the outdoor space. To the front, a spacious driveway offers ample off-road parking and provides access to the annexe.

EPC RATING: TBC

COUNCIL TAX BAND: E

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.



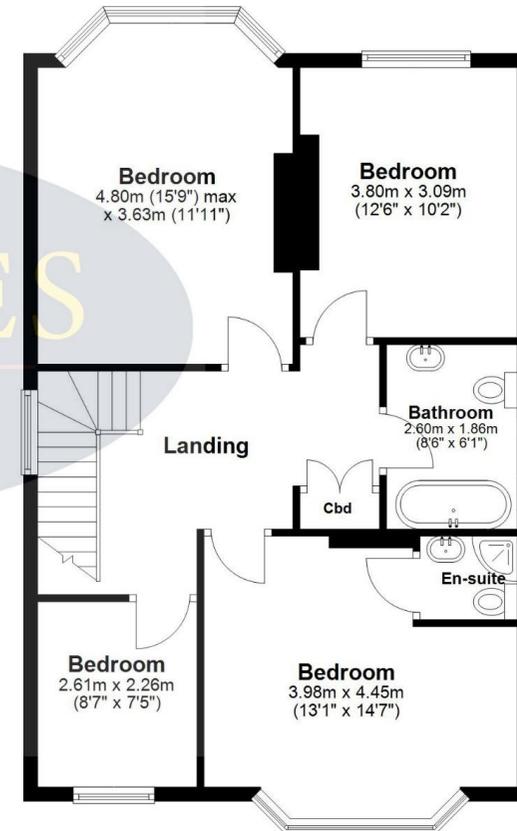
Ground Floor

Approx. 103.0 sq. metres (1108.7 sq. feet)



First Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



Total area: approx. 174.0 sq. metres (1872.6 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.

