



HEARNES

WHERE SERVICE COUNTS

An exceptional four double bedroom, three bath/shower room detached chalet home located in the premier Talbot Woods location within easy reach of Bournemouth Town Centre, main transport links and the popular West Hants Tennis and Leisure Club. The property has been finished and maintained to a superb standard by the current owner whilst offering spacious and versatile living accommodation with a master bedroom suite located on the ground floor along with an impressive open plan kitchen/dining room and spacious living room. The property is situated within beautifully landscaped gardens and offers ample off road parking and garage.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, provides access to all ground floor accommodation. A spacious living room overlooks and provides access to the rear garden via double doors. A separate kitchen/dining room, with feature vaulted ceiling, offers a comprehensive range of floor and wall mounted units finished with a matching work surface and range of kitchen appliances, whilst frosted glass double doors lead back into the living area created a perfect open plan entertaining area when desired. The ground floor also benefits from a master bedroom suite featuring a range of fitted wardrobes and units along with double doors leading onto the rear garden whilst being served by a luxury en suite bathroom comprising a WC, wash hand basin, bath and separate shower enclosure. The ground floor accommodation is complete with a utility room and further WC.

A light and bright first floor landing provides access to the remaining three bedrooms, all of which are double in size with a further master suite featuring fitted wardrobes and an en suite bathroom with separate shower whilst also featuring a balcony providing an ideal seating area and offering a pleasant outlook over the beautiful rear gardens. Completing the accommodation is a further modern shower room which also provides access to a large walk in eaves storage area.

Externally the property features a beautifully landscaped, low maintenance sunny aspect rear garden featuring a range of established flower and shrub borders. To the front an attractive block paved driveway, accessed via electrically operated gates, provides ample off road parking and leads to a garage whilst there is also the benefit of an electric charge point.

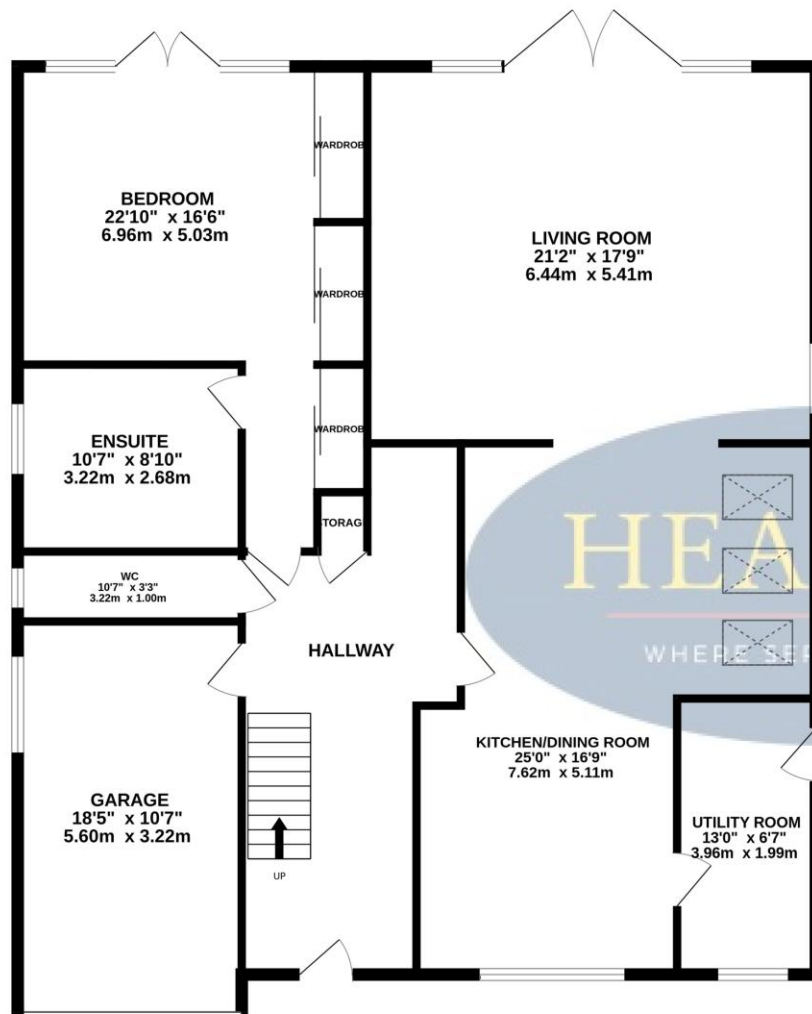
EPC RATING: B

COUNCIL TAX BAND: G

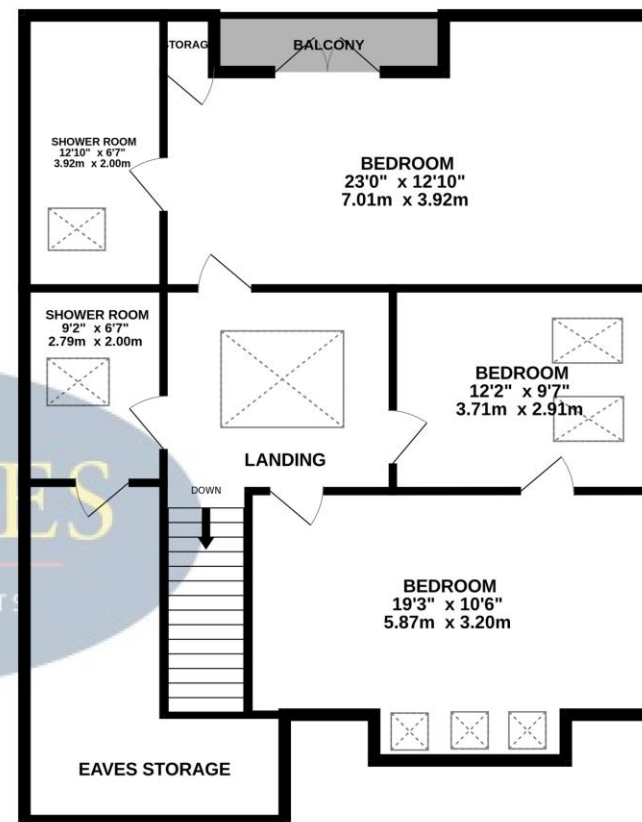
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
1627 sq.ft. (151.2 sq.m.) approx.



FIRST FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 2652 sq.ft. (246.4 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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