



HEARNES

WHERE SERVICE COUNTS

A superbly presented four bedroom detached house situated in a cul de sac within the premier Talbot Village location and within easy reach of Poole and Bournemouth Town Centres whilst also being in popular school catchments. The property features two reception rooms, two bath/shower rooms and conservatory. The property further benefits from a tandem length garage, private garden and ample off road parking. The property is offered for sale with no forward chain.

On entering the property a hallway, with stairs leading to the first floor landing, opens into a spacious living room offering a pleasant outlook to the front aspect. Double doors from the living room lead into a separate dining room which in turn leads to a conservatory offering access and overlooking the rear garden. A spacious kitchen/breakfast room provides a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances along with providing a further access to the rear garden. A WC completes the ground floor accommodation.

Situated on the first floor are the property's four bedrooms, with the master bedroom being served by an en suite shower room. A further, family bathroom completes the first floor accommodation.

Externally, a particular feature of the property is the spacious, private rear garden being mainly laid to lawn with a selection of flower and shrub borders along with a patio seating area adjoining the rear of the property. To the front an attractive block paved driveway provides off road parking and leads to a tandem length garage.

EPC RATING: D

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
919 sq.ft. (85.3 sq.m.) approx.

FIRST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

