



Dulsie Road, Talbot Woods  
Bournemouth, Dorset

# Dulsie Road, Talbot Woods, Bournemouth, Dorset

A superbly presented four double bedroom chalet style detached bungalow, ideally positioned within the highly sought-after Talbot Woods location. Offering generous and versatile accommodation, this beautifully appointed home features a stunning open-plan living space, three bath/shower rooms, and an impressive rear garden.

Talbot Woods is one of Bournemouth's most sought-after locations, known for its quiet, tree-lined roads and attractive homes. Ideally positioned close to Westbourne, the West Hants Leisure Club and Talbot Heath School, it also offers easy access to the town centre, transport links, and award-winning sandy beaches.

On entering the property through an attractive enclosed porch, a spacious entrance hall provides access to all principal accommodation. To the front, a bright living room and a large double bedroom both benefit from feature bay windows. To the rear, a particular highlight of the home is the stylish and comprehensively fitted kitchen, which opens into a generous family/dining room enjoying pleasant views over and direct access to the rear garden. The ground floor further benefits from a fourth bedroom or study, a modern four-piece bath and shower room, a separate utility room, and an additional shower room.

The first floor comprises two well-proportioned double bedrooms, one with a walk in wardrobe area and both served by a contemporary shower room, offering a comfortable and private space for family or guests.

Externally, the property boasts a beautifully landscaped rear garden with mature planting and a generous patio seating area. To the front, a spacious paved driveway provides ample off-road parking for multiple vehicles.

**Council Tax Band: D**

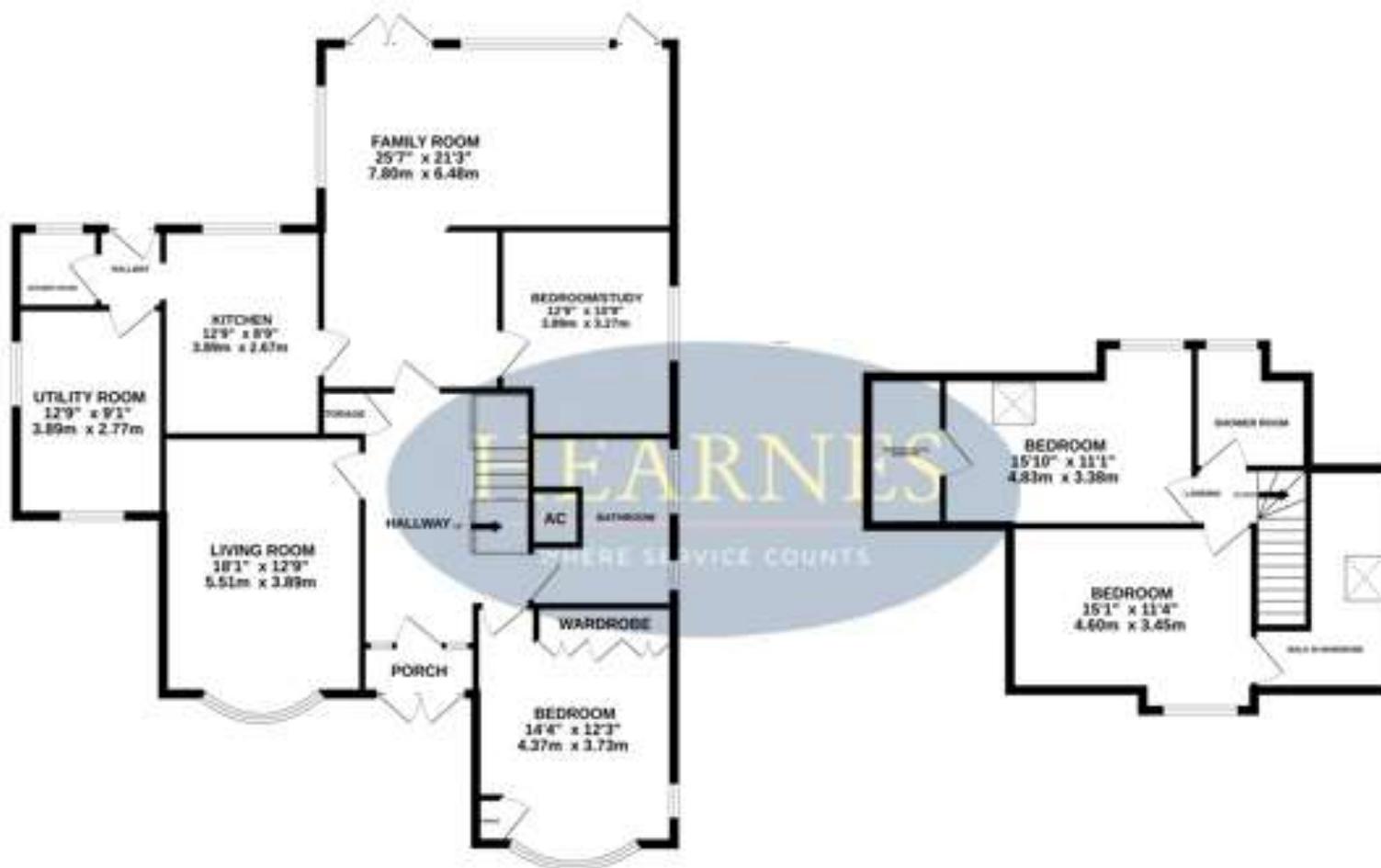
**EPC Rating: C**

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  
1241 sq ft. (115.3 sq m.) approx.

FIRST FLOOR  
422 sq ft. (39.2 sq m.) approx.



TOTAL FLOOR AREA: 1663 sq ft. (154.5 sq m.) approx.

While 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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