

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



72 DULSIE ROAD, BOURNEMOUTH, DORSET, BH3
7EB



£ 9 2 0 , 0 0 0

Exceptional presentation throughout

4 double bedroom chalet bungalow

3 luxurious bath/shower rooms

Contemporary kitchen/dining room

Large lounge

Westerly facing level rear garden

Ample off road parking leading to a single garage

No forward chain

Council band F: £2,758.82

Freehold

[Click here for virtual tour](#)

ABOUT THIS PROPERTY

This beautifully presented four double bedroom home offers versatile and spacious living. The property has been extensively refurbished in recent years to a very high standard, perfect for today's living. Positioned in a quiet Talbot Woods Road and backing onto field and farmland.

This beautifully presented four double bedroom home offers versatile and spacious living. On entering the property, the impressive hallway sits centrally to all of the ground floor accommodation and from here you are immediately drawn to the kitchen/dining room with views and access to the rear garden. The contemporary kitchen is extensively fitted with a range of high gloss, two tone units complimented by granite work tops. High quality integrated appliances include: wine cooler, dishwasher, full height fridge and separate freezer. Double doors lead to the spacious living room, the focal point being the contemporary log burner and views to the rear garden. The separate utility has space and plumbing for a washing machine and separate tumble drier, ample storage cupboards and door giving access to the side of the property. Completing the accommodation on this level are two double bedrooms, the larger with fitted wardrobes. These are serviced by a luxuriously fitted family bath/shower room, with a large walk-in shower and free standing bath. Return glass and wood staircase leads to the first floor providing two further double bedrooms both with en-suite shower/bathrooms. The main bedroom is fitted with a walk-in wardrobe and the second bedroom has a walk through wardrobe area and glorious views towards fields and farmland. An attractive feature of this property is the low maintenance level rear garden. Providing a good degree of seclusion, the garden is mainly laid to lawn, bound by mature shrubs and bushes and with a generously sized patio ideal for sunbathing and entertaining. The brick paved carriage driveway provides ample off-road parking and leads to a single garage with an electric up and over door.

LOCATION

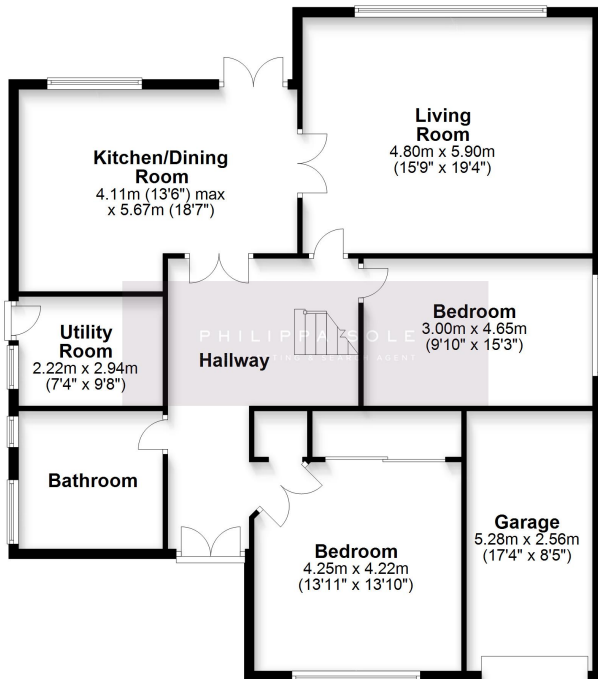
Talbot Woods is considered to be Bournemouth's most prestigious residential area with local facilities including: Talbot Heath School for girls, the West Hants Leisure Club and Meyrick Park with its superb 18-hole golf course. The town centre of Bournemouth with its excellent shopping & entertainment facilities and award-winning sandy bathing beaches is just over a mile and a half away. Bournemouth railway station offers a direct line to London Waterloo in under 2 hours.





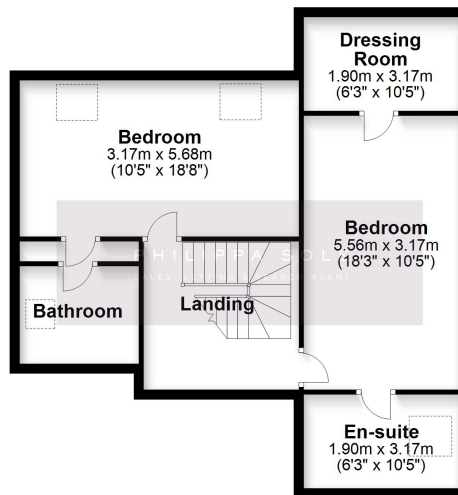
Ground Floor

Approx. 134.7 sq. metres (1449.5 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 200.3 sq. metres (2156.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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