



HEARNES

WHERE SERVICE COUNTS

A simply stunning three double bedroom detached home situated in the highly desirable location of Talbot Woods, within easy reach of Bournemouth Town Centre and the popular West Hants Leisure Club. Talbot Heath School and Bournemouth University are both within walking distance. The property offers flexible living accommodation and benefits from two luxury bath/shower rooms, a stunning open-plan modern fitted kitchen, a spacious landscaped rear garden and ample off-road parking. Internal viewing is highly recommended to appreciate quality of finishing and specification.

Upon entering the property, you are welcomed by an impressive entrance hall featuring engineered flooring, elegant custom lighting, and stylish feature cladding. This leads seamlessly into a stunning open-plan kitchen, living, and dining area with direct access to the rear garden. The high-specification kitchen boasts a large central island, a comprehensive range of floor-to-ceiling and eye-level units with contrasting surfaces, and a selection of integrated appliances. The dual-aspect living area also offers provides access to the rear garden through sliding doors. A further reception room with utility area would make an ideal study or a fourth bedroom.

All three double bedrooms feature bespoke fitted wardrobes. The principal suite includes a beautiful ensuite with black styling, comprising a WC, hand wash basin, and shower enclosure. Completing the accommodation is a simply stunning, fully tiled family bathroom with gold accents, featuring a standalone bath, walk-in shower, WC, and hand wash basin.

A particular highlight of the property is the beautifully landscaped and secluded rear garden, mainly laid to lawn, with a variety of well-maintained shrubs and hedge borders. A generously sized patio with a pergola adjoins the side of the property, perfect for outdoor entertaining. At the rear of the garden, there is a woodchipped play area. To the front, a spacious driveway provides ample off-road parking.

The property also benefits from a highly efficient 8.5kW solar panel system with a hybrid inverter, offering the potential to add battery storage. Additionally, there is an EV charger installed, which can work alongside the solar system for eco-friendly charging.

COUNCIL TAX BAND: F

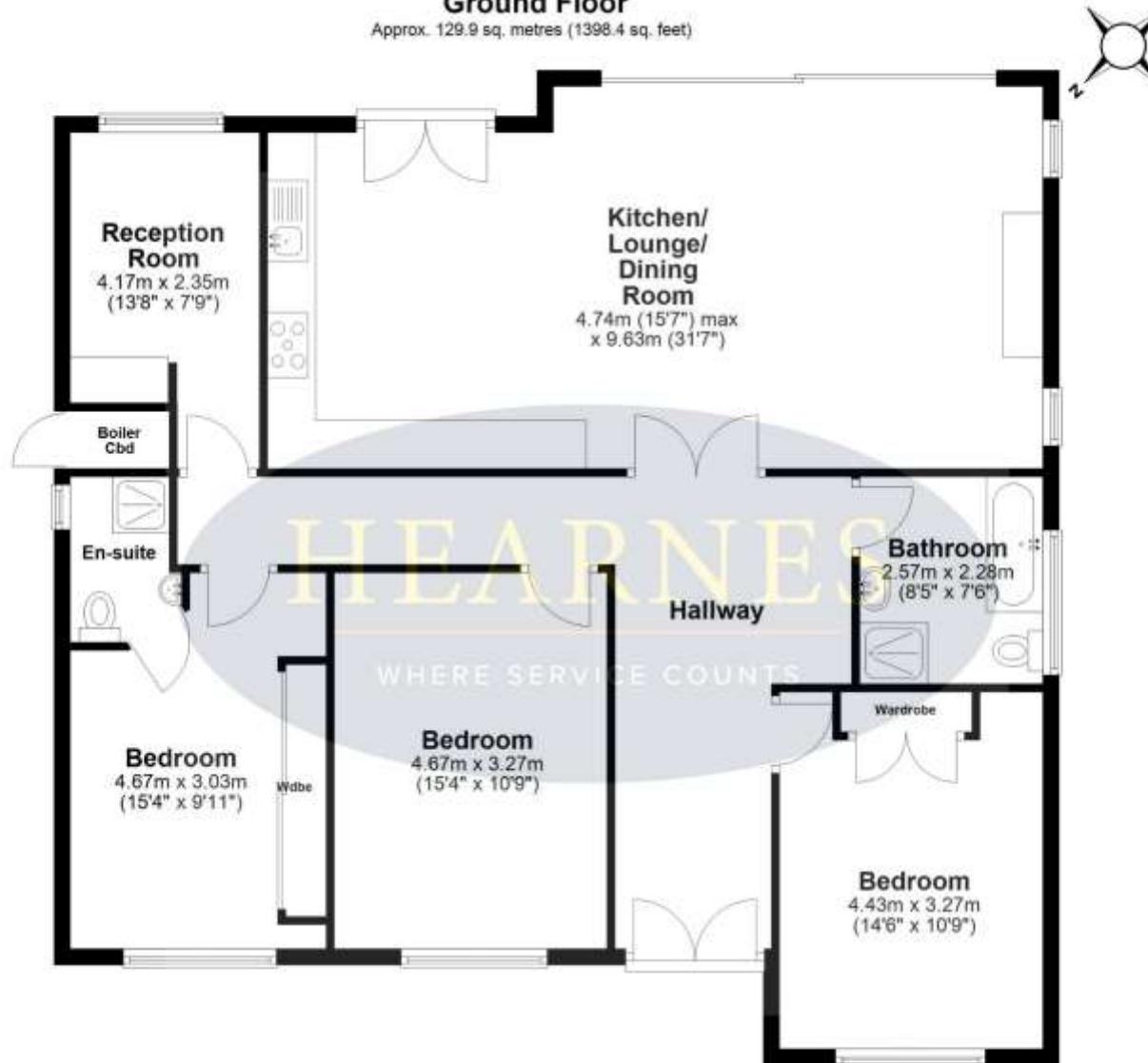
EPC: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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. 129.9 sq. metres (1398.4 sq. feet)



Total area: approx. 129.9 sq. metres (1398.4 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.

