



HEARNES
WHERE SERVICE COUNTS

A rare opportunity to purchase a four bedroom detached chalet home offering flexible and generous living accommodation throughout. The property is ideally located in the highly sought after Talbot Woods within easy reach of Bournemouth Town Centre, transport links and the popular West Hants Leisure Club. Benefits of the property include two large reception rooms, two bath/ shower rooms and a sunny aspect rear garden. The residence has been meticulously partitioned into two distinct dwellings, all under one title, making it ideal for multigenerational living. Additionally, it offers the flexibility to seamlessly revert to a single unified property if desired.

On entering the property a welcoming hallway with useful storage provides access to all ground floor accommodation. An impressive sitting room with overlooks the front aspect leads through to a dining room. Sliding doors from the dining room open into a spacious conservatory that gives access to the rear garden. A separate kitchen, also providing access to the conservatory, offers a range of floor and eye level units finished with a contrasting work surface. The ground floor accommodation is complete with two double bedrooms, recently re-fitted shower room and separate WC.

A separate entrance leads to a welcoming hallway that provides access to the first floor accommodation and spacious storeroom. A doorway could be easily reinstated to allow access into the ground floor accommodation. Situated on the first floor is a impressive Kitchen/living/dining room, two remaining well proportioned bedrooms and a bathroom with separate bath, WC and hand wash basin. The luxury kitchen with contrasting work surface offers ample storage and integrated appliances. Both the kitchen area and bedroom two benefit from Juliet balconies with beautiful views over the rear garden and fields beyond.

The property enjoys a large, private rear garden being mainly laid to lawn with a range of attractive shrub and hedge landscaped borders. To the front an attractive driveway offers ample parking and leads to a single garage.

COUNCIL TAX BAND: E **EPC: D**

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.



Dulsie Road, Bournemouth, BH3

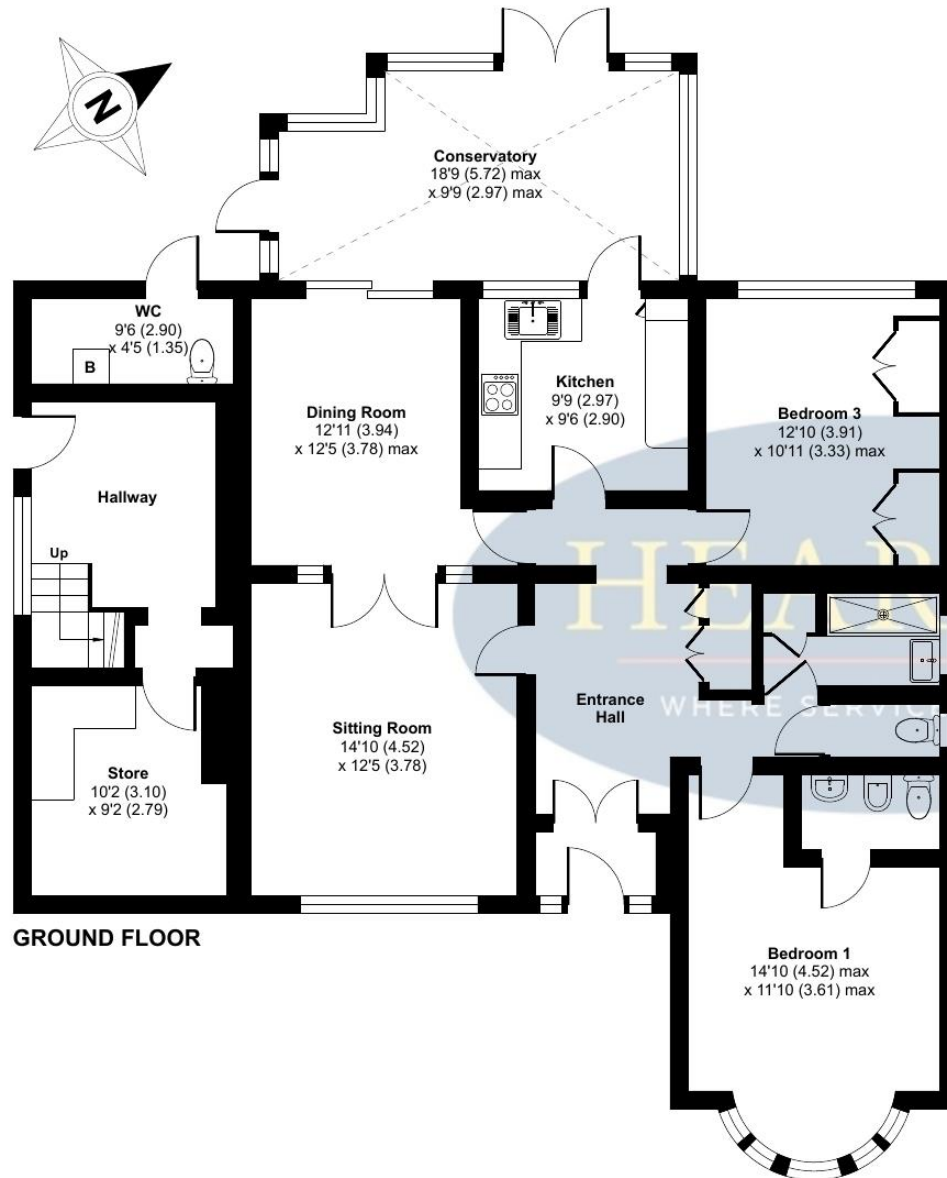
Approximate Area = 2121 sq ft / 197 sq m

Limited Use Area(s) = 145 sq ft / 13.4 sq m

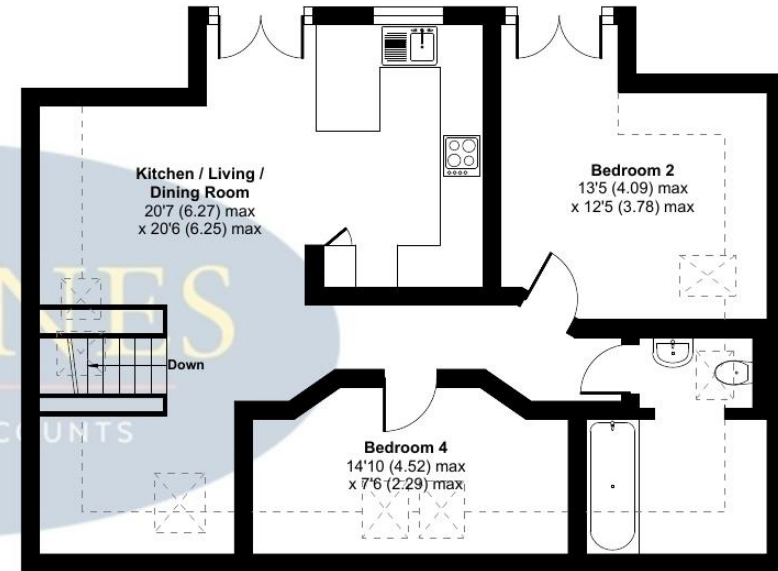
WC = 38 sq ft / 3.5 sq m

Total = 2304 sq ft / 213.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1090182

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

