

FOR SALE

50 Dulsie Road, Bournemouth,  
Dorset BH3 7EA



PHILIPPA SOLE



£955,000

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Secluded westerly aspect rear garden

Versatile accommodation

4 bedrooms

Large well proportioned kitchen/dining family room

Separate formal lounge

3 luxurious bath/shower rooms

1885 square feet

Band F - £2,958.57

Freehold

[Click here for virtual tour](#)

## About this property

This beautifully presented, four bedroom home offers versatile and well-proportioned accommodation. Presented over two floors, perfect for the growing family or simply down sizing from a larger property. With a spacious kitchen/dining/day room, separate formal lounge, two bath/shower rooms on the ground floor and en suite to the principal bedroom on the first floor. Positioned on a level westerly plot and uniquely backing onto farmland.

On entering the wide hallway, a decorative archway draws you through to the impressive kitchen/dining/day room that enjoys all day sunlight courtesy of the three skylights and patio windows and doors that lead out onto the large garden. This is a brilliant family/entertaining space also benefiting from underfloor heating. The modern kitchen is fitted with a range of Shaker Style units complemented by granite worktops, inset 6 ring gas hob with extractor over and various white goods. There is also a large utility room with ample cupboards, space and plumbing for a washing machine and separate tumble dryer.

The remainder of the four rooms on the ground floor offer versatility of use. The present owners have a formal lounge with attractive bay window and central open coal fire. There is a double bedroom with an en suite shower room and two further rooms serviced by the family bathroom. From the hall, the turned spindled staircase leads to the first floor landing/study area and door to the principal bedroom. An exceptionally bright and spacious room with a range of fitted wardrobes, access to storage space in the eaves and luxury fitted en suite shower room.

The westerly facing rear garden provides a good degree of seclusion. The large paved patio leads directly onto the lawned garden which is bounded by mature trees, bushes and seasonal flowers. Attractive features of this garden include the solid wood chalet with light and power, two additional sheds and a greenhouse, a concealed vegetable patch and pergola.

## Location

Talbot Woods is considered to be Bournemouth's most prestigious residential areas 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.





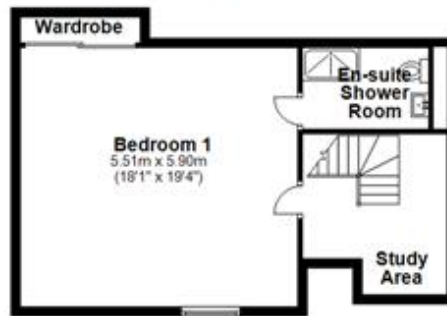
### Ground Floor

Approx. 137.6 sq. metres (1481.6 sq. feet)



### First Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 187.5 sq. metres (2017.7 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 586006)  
Plan produced using PlanUp.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	75

EU Directive 2002/91/EC  
England, Scotland & Wales

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