

Talbot Hill Road  
Bournemouth BH9 2JT

Offers over £730,000 Freehold





## Property Summary

A stylishly presented four/five bedroom detached character residence with contemporary open plan kitchen lifestyle space, two reception rooms, south facing garden and off road parking for multiple vehicles. Perfectly situated near leafy Talbot Woods and the amenities of Winton.



## Key Features

- Detached character residence
- Completely modernised throughout
- Two large reception rooms
- Stunning open plan kitchen lifestyle space
- Separate utility room
- Four/five double bedrooms
- Family bathroom & en-suite to main bedroom
- Southerly facing rear garden
- Ample off-road parking
- Located near Talbot Woods



## About the Property

Situated within the sought after area of Talbot Park is this spacious four/five bedroom detached character home having undergone complete modernisation to include a stunning open plan kitchen lifestyle space and two large reception rooms. The property is situated within easy reach of Bournemouth town centre, West Hants tennis club and popular school catchments.

On entering the property a large entrance hall with hard wood flooring provides access to the main ground floor living accommodation and stairs to the first floor.

The front lounge reception room features a box bay window with a continuation of the hardwood flooring from the hallway. A particular feature of the property is the stunning open plan kitchen featuring a bespoke solid wood fitted kitchen offering a range of floor and wall mounted units finished with a contrasting work surface and includes an integrated dishwasher and space for a range style cooker and free standing fridge/freezer. Full height bi-fold doors open from the kitchen/dining area onto a sunny aspect landscaped rear garden.

The kitchen is finished with beautifully set tiled flooring and leads into the second reception room with feature fireplace and bi-fold doors opening onto the rear garden. A utility room is accessed from the kitchen and offers further floor and wall mounted units with space for a washing machine and tumble dryer. Completing the ground floor accommodation is a WC finished with attractive brick style tiling.

The first floor landing provides access to four bedrooms and a modern family bathroom. The spacious main bedroom benefits from a modern fitted en-suite bathroom comprising a WC, wash hand basin and walk in shower. The remaining three double bedrooms are served by the impressive family bathroom comprising a wall mounted wash hand basin with storage under, WC, free standing roll top bath and walk in shower.

The second floor offers an additional double bedroom which is currently being used as a cinema room.

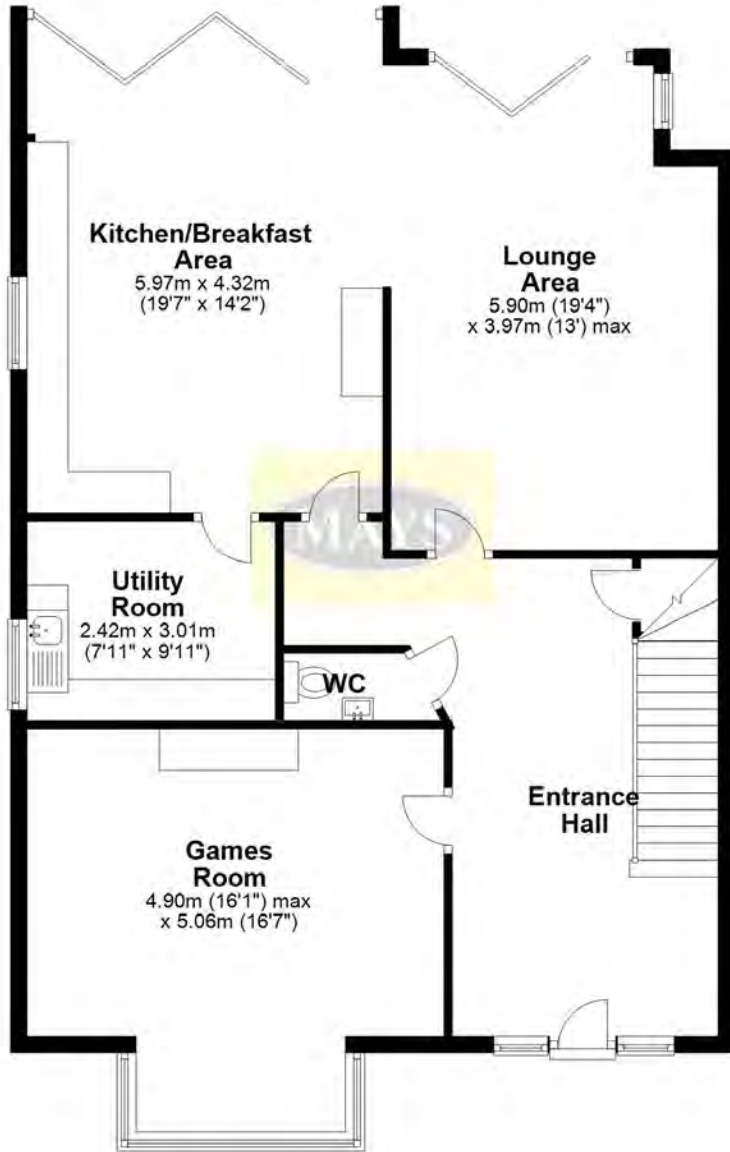
Externally the property offers a private, southerly facing rear garden which is mainly laid to lawn with a large patio area adjoining the rear of the property. The front of the property is laid to attractive block paving with two electric car points and provides off road parking for multiple vehicles.

Council Tax Band: F



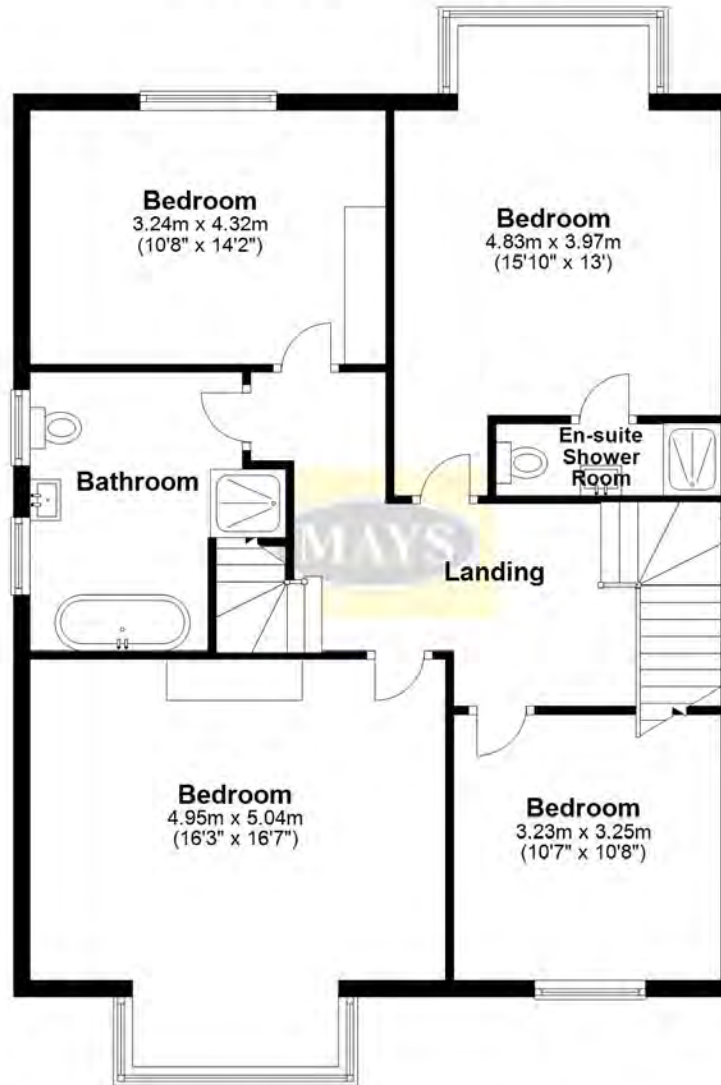
### Ground Floor

Approx. 100.6 sq. metres (1082.4 sq. feet)



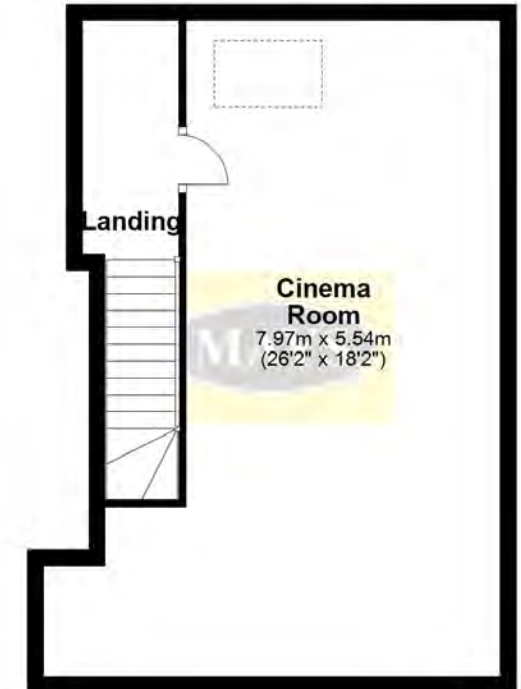
### First Floor

Approx. 91.9 sq. metres (988.9 sq. feet)



### Second Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 232.3 sq. metres (2500.9 sq. feet)

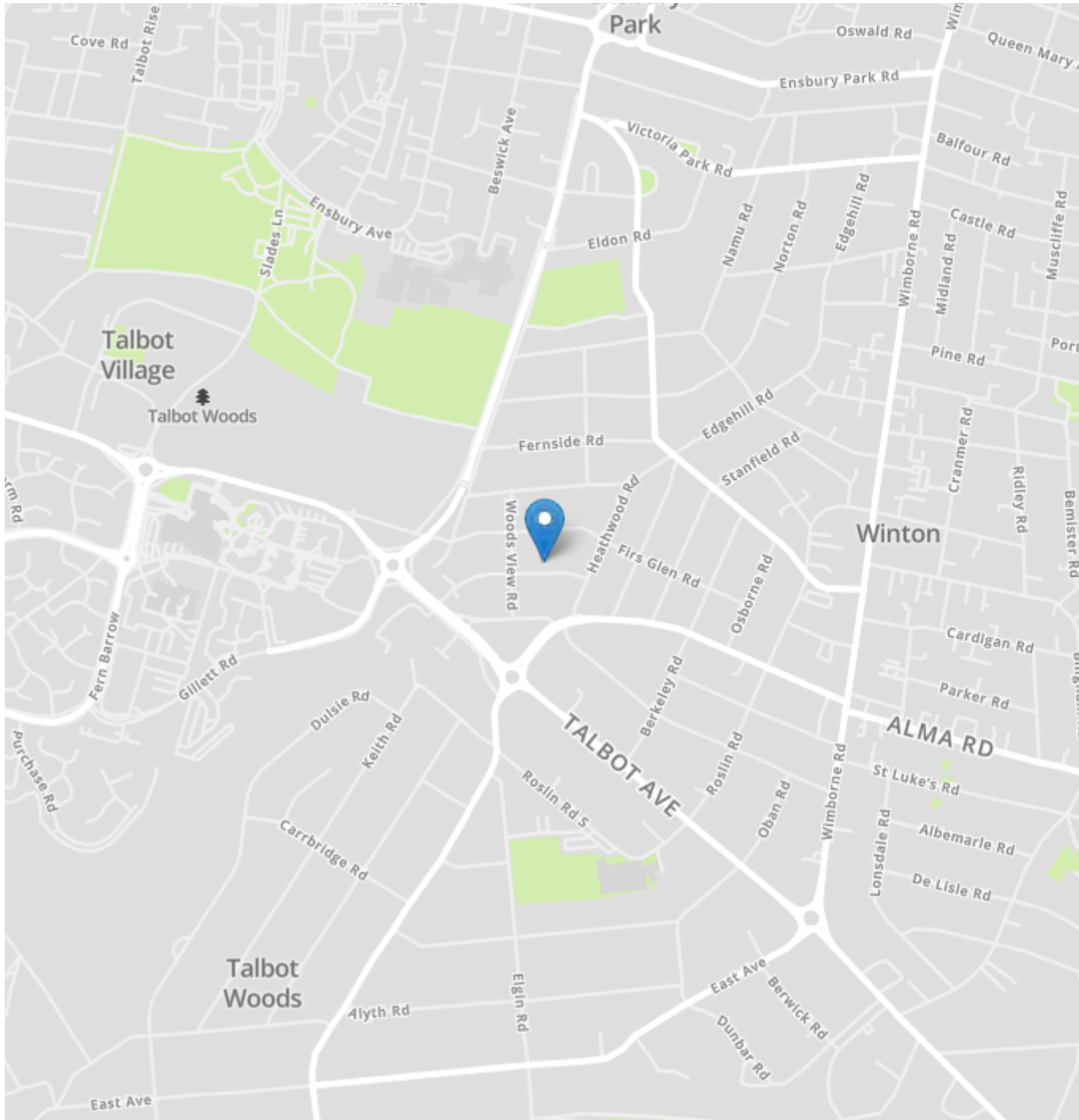





## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way. service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         | 79  |
| (55-68) <b>D</b>                            | 60      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC  |

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

**Mays Estate Agents - Lilliput Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [poole@maysestateagents.com](mailto:poole@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

