



**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, ample off-road parking, and a garage. Internal viewing is highly recommended.

Upon entering the property through an enclosed porch, you are greeted by an impressive entrance hall with a part-vaulted ceiling and skylights, leading to a stunning open-plan kitchen/living/dining area with access to the rear garden. The high-specification kitchen, featuring a large central island, offers a comprehensive range of floor and eye-level units finished with contrasting surfaces, along with a range of integrated appliances. The main living space extends to an impressive sitting room with a feature fireplace that overlooks and provides access to the rear garden. The hallway also leads to a separate utility room and offers ample storage space for additional appliances.

All three double bedrooms provide space for fitted wardrobes. The principal suite boasts a walk-in dressing room and a modern ensuite with a WC, hand wash basin, and shower enclosure. Completing the accommodation is a stunning family bathroom with a vaulted ceiling and skylight windows. This luxury suite includes a standalone bath, a walk-in shower, a WC, and a floating hand wash basin.

A particular highlight of the property is the beautifully landscaped and secluded rear garden, mainly laid to lawn, with a selection of well-maintained shrub and hedge borders. A generously sized patio seating area adjoins the rear of the property. To the front, a lawned garden with shrub borders and a spacious driveway, accessed via double gates, leads to further secure parking and a detached garage.

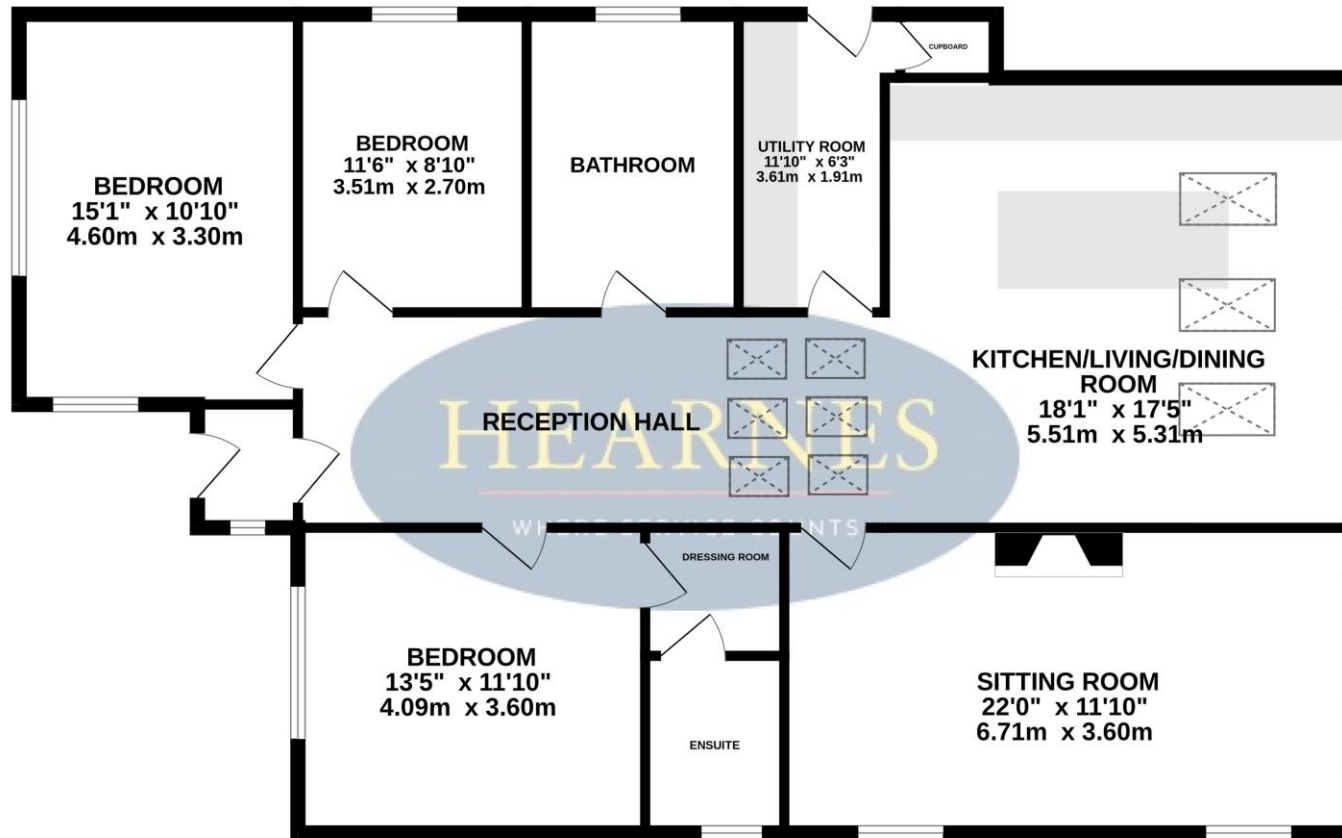
**COUNCIL TAX BAND: E**

**EPC: TBC**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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  
1579 sq.ft. (146.7 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



