



**10 Dulsie Road, Talbot Woods, Bournemouth,  
Dorset BH3 7EA  
£900,000 Freehold**









## Property Summary

A deceptively spacious and immaculate four bedroom detached chalet bungalow situated in the prestigious Talbot Woods. Offering exceptional accommodation and well manicured gardens.



## Key Features

- Spacious and immaculate four bedroom detached chalet bungalow
- Kitchen/breakfast room. Breakfast area overlooks beautifully maintained garden
- Separate utility room
- Living room, bright and airy with dual aspect
- Two ground floor bedrooms, one currently used as an office
- En-suite bathroom and separate shower room
- Attractive conservatory with access onto the rear garden
- Tranquil and beautifully maintained gardens
- Single garage





## About the Property

Open entrance hall leads through to the principle accommodation. The living room offers a bright and airy dual aspect with delightful bay window. Doors lead through to the conservatory with vaulted roof and access onto the rear garden.

The kitchen/breakfast room has a range of eye and low level cupboards with integrated appliances including; Neff dishwasher, induction hob with extractor above, eye level double oven and space for freestanding fridge/freezer. The breakfast area has dual aspect and overlooks the beautifully maintained garden. The separate utility room has space and plumbing for washing machine and tumble dryer with cupboard space above.

There are two ground floor bedrooms, one currently being used as a home office with fitted shelving and cupboard, bay window which allows an abundance of light and outlook onto the front aspect. The second bedroom benefits from fitted cupboard.

Downstairs shower room with a three-piece suite including large shower cubicle, low flush WC and wash hand basin with vanity unit offering ample storage.

Stairs lead to the first floor landing. The master bedroom offers exceptional space with tucked away wardrobe area. The en-suite has a three-piece suite comprising of low flush WC, wash hand basin with vanity unit and panelled bath with overhead shower. The final bedroom is situated to the rear of the property and offers a great space.

The rear garden has been beautifully maintained by the current owners, with paved patio leading onto lawn area with shrubs and potted plants, mature trees around the boundary giving privacy and a tranquil setting. There is access around the property leading to the front, driveway with parking for several vehicles and single garage with up and over door.

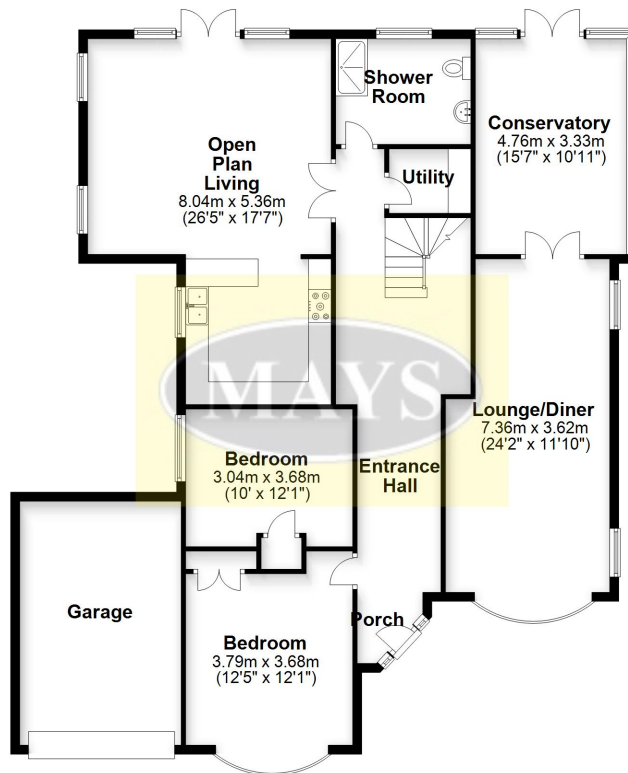
BCP - Council Tax Band E





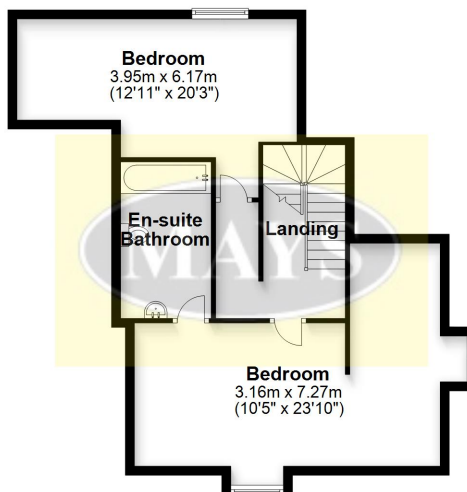
### Ground Floor

Approx. 161.3 sq. metres (1736.1 sq. feet)



### First Floor

Approx. 61.3 sq. metres (660.4 sq. feet)



Total area: approx. 222.6 sq. metres (2396.4 sq. feet)







## About the Location

The property is located a short distance from the 18 hole Meyrick Park Golf Course and the Talbot Heath Independent School and is within easy access to Bournemouth Town Centre, Westbourne and The West Hants Tennis & Health Club.



## About Mays

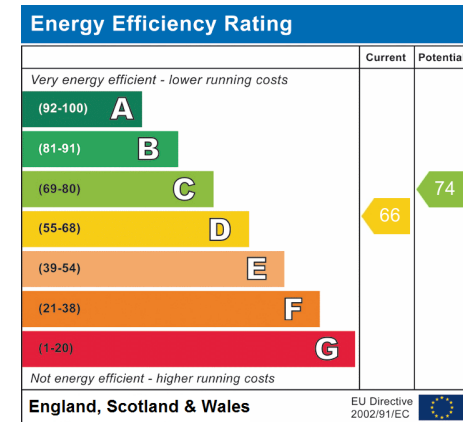
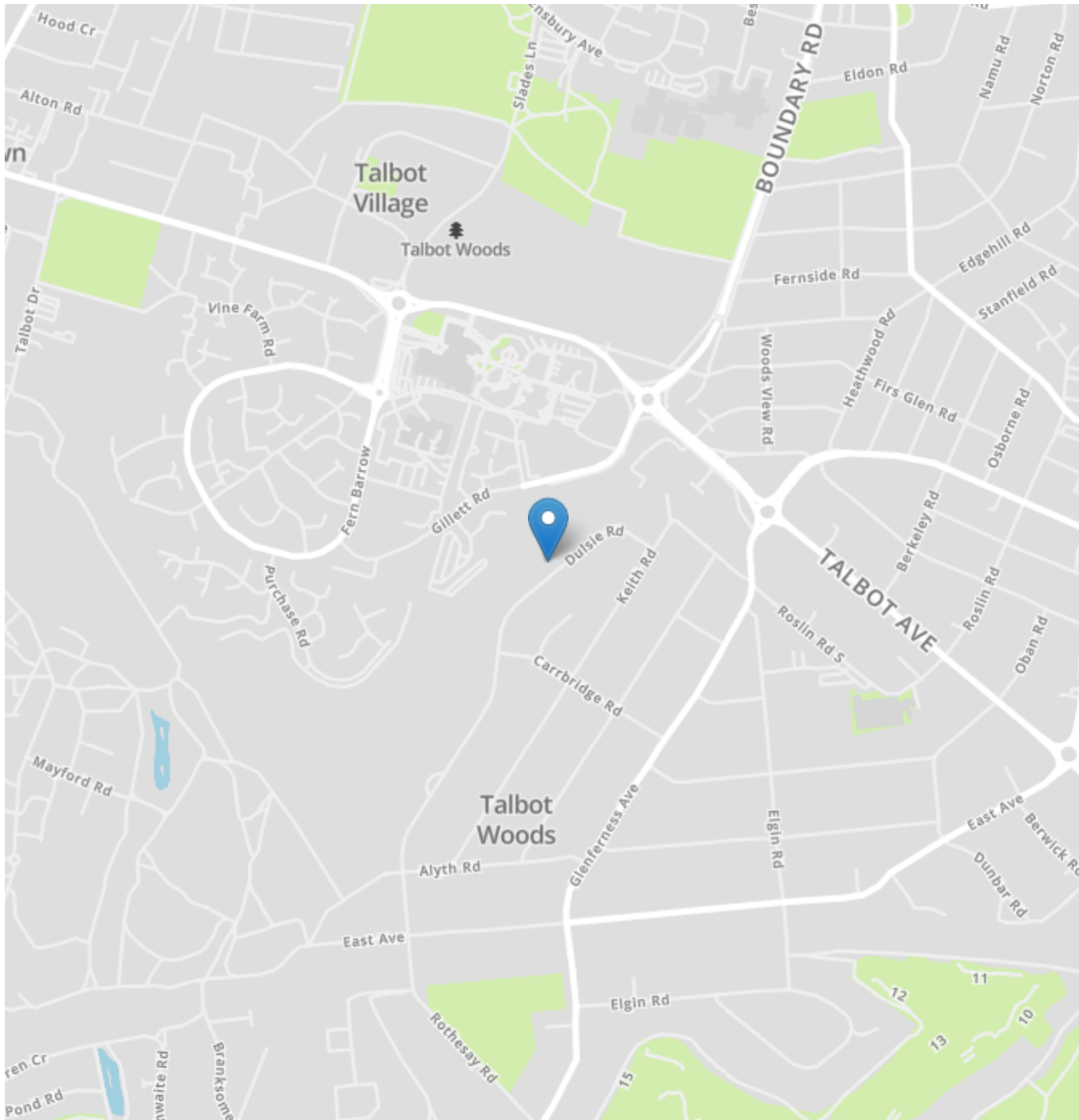
Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

**BRINGING PEOPLE & PROPERTY TOGETHER FOR OVER 25 YEARS**





**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 - Westbourne**

4 Seamoor Road, Bournemouth, Dorset BH4 9AN

T: 01202 757555

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

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

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

