



**HEARNES**  
WHERE SERVICE COUNTS

A stunning fully refurbished detached home situated on a beautiful plot and finished to an exceptional standard by the current owners. Featuring impressive ground floor accommodation, high specification open plan kitchen/family/dining room, beautifully landscaped gardens and ample off-road parking. The property is situated in the premier Talbot Woods location within easy reach of Bournemouth Town Centre, the popular West Hants Tennis and Leisure Club and popular Meyrick Park Golf Course.

On entering the property a welcoming entrance hall with beautiful oak staircase and glass understairs storage leading to the first floor provides access to all ground floor accommodation. A spacious living room offers an outlook over the front aspect and access to the side of the property. A particular feature of the ground floor accommodation is the stunning open plan kitchen/family/dining room overlooking and providing access to the rear garden. The kitchen is finished to a high specification featuring electrically operated Velux windows, a comprehensive range of floor and wall mounted units finished with a contrasting work surface and space for dishwasher and fridge/freezer. The dining area with vaulted ceiling offers a pleasant outlook over the rear garden with large picture window and bi-folding doors providing access. The kitchen/living/dining room, living room and both upstairs bath/shower rooms benefit from underfloor heating. The hallway leads into a separate WC, utility room and study which could be utilised as a ground floor bedroom/living area.

The bright and airy first floor galleried landing leads to the four bedrooms all of which are generous in size. The master bedroom features a luxury en suite shower room and fitted wardrobes. Bedroom two also benefits from fitted wardrobes. Completing the accommodation is a bespoke family bathroom with shower over bath, WC and hand wash basin.

Externally the property is situated within beautifully landscaped, private gardens finished with a wide range of established borders. The rest of the garden is mainly laid to lawn whilst also featuring a summer house and patio seating area adjoining the rear of the property. To the front of the property a block paved driveway offers ample off-road parking.

**COUNCIL TAX BAND: F**

**EPC RATING: C**

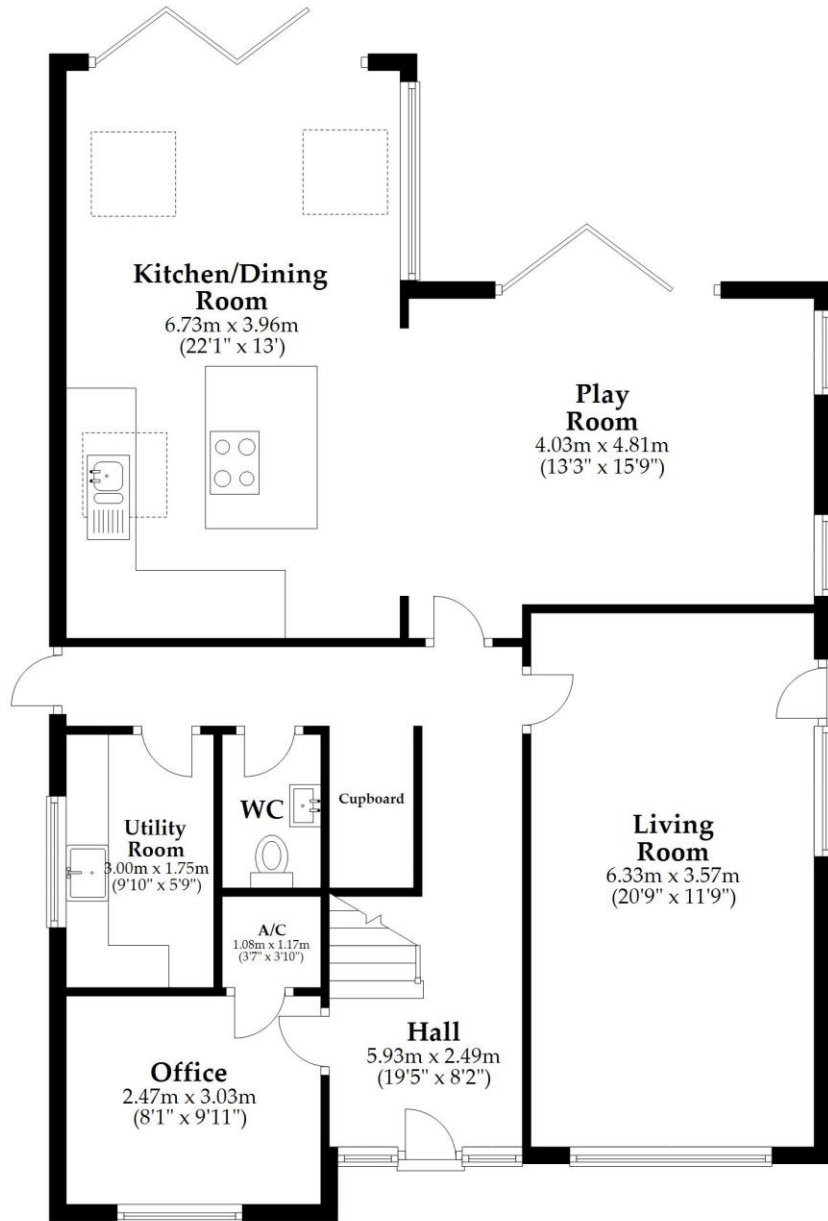
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors





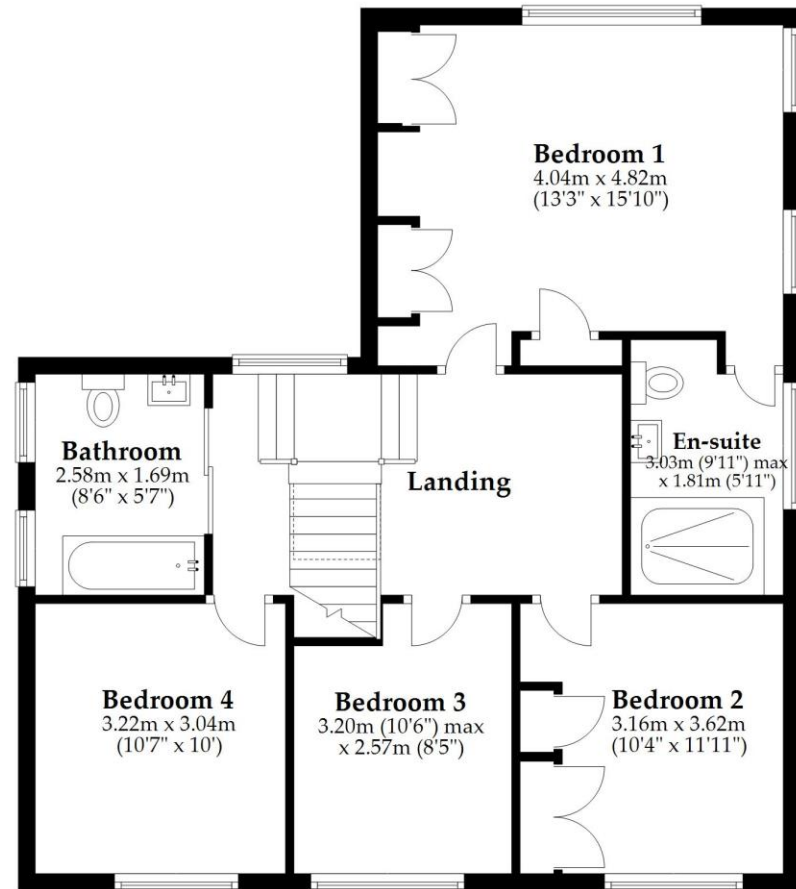
### Ground Floor

Approx. 103.3 sq. metres (1112.2 sq. feet)



### First Floor

Approx. 71.7 sq. metres (771.7 sq. feet)



Total area: approx. 175.0 sq. metres (1884.0 sq. feet)





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