



HEARNES

WHERE SERVICE COUNTS

A substantial detached, executive home located in an exclusive cul de sac within the highly sought after Talbot Woods location and only a short distance to Bournemouth Town Centre, main transport links and the popular West Hants Tennis and Leisure Club. Offering in excess of 2600 sq ft of accommodation the property offers generously sized and flexible accommodation comprising three reception rooms, five bedrooms and two bath/shower rooms. The property is positioned within a private plot accessed via electric gates and further benefits from ample off road parking, double garage and a large, sunny aspect terrace.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a large living room overlooking the front aspect. From the living room double doors open into a dining room which overlooks and provides access to the private sun terrace. A spacious kitchen/breakfast room provides ample floor and wall mounted units finished with a matching work surface and range of kitchen appliances. The ground floor accommodation is complete with a separate utility room, WC and further reception room/snug.

Situated on the first floor are the property's five bedrooms, all of which are generous in size, with the impressive master bedroom featuring fitted wardrobes and an en suite bathroom. The accommodation is complete with a modern fitted family bathroom.

Externally the property is situated within a private plot and features a large, private sun terrace ideal for outdoor dining and entertaining. The rest of the garden is mainly laid to established flower and shrub borders whilst to the front an electrically operated double gate leads to ample off road parking with the driveway sweeping to the rear of the property to a double garage.

COUNCIL TAX BAND: G

EPC RATING: D

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





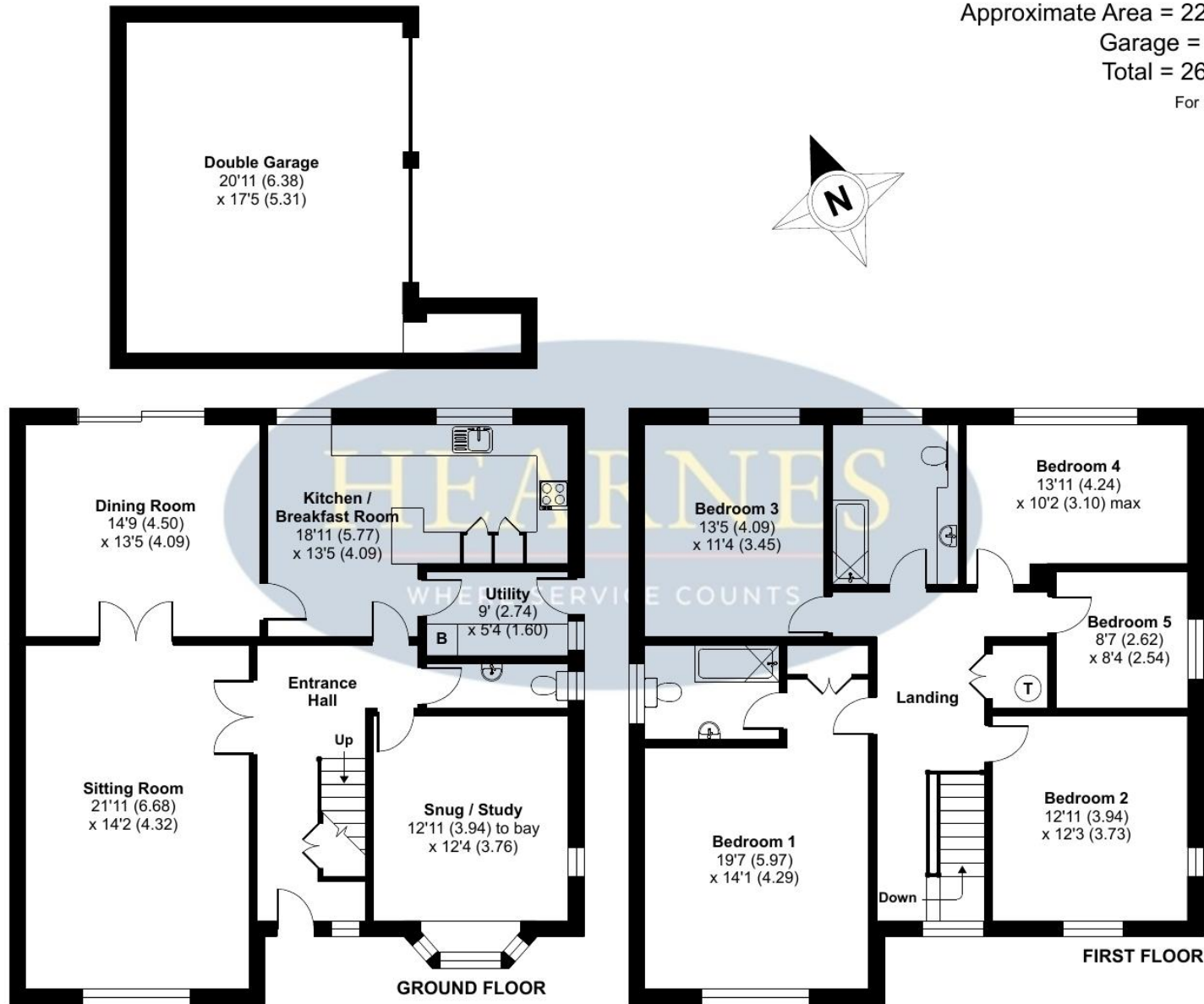
Ross Glades, Kinross Road, Bournemouth, BH3

Approximate Area = 2299 sq ft / 213.6 sq m

Garage = 383 sq ft / 35.5 sq m

Total = 2682 sq ft / 249.1 sq m

For identification only - Not to scale







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