



HEARNES
WHERE SERVICE COUNTS

A four bedroom detached house located in the premier Talbot Village location within easy reach of Poole and Bournemouth Town Centres whilst being also positioned within popular school catchments and easy reach of main transport links. The property has been superbly maintained by the current owners and features two reception rooms, impressive kitchen/breakfast room, spacious conservatory and utility room. The property further benefits from ample off road parking and a sunny aspect, private rear garden.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living room overlooking the front aspect. Double doors lead into a separate dining room offering a pleasant outlook and access to the rear garden. An impressive kitchen/breakfast room offers a comprehensive range of fitted wall and floor mounted units, finished with a matching work surface and space for a range of kitchen appliances. The kitchen leads into a wonderfully positioned conservatory which also leads to the rear garden. The ground floor accommodation is complete with a separate utility room and WC.

Situated on the first floor are the property's four bedrooms, all of which are generously sized with the master bedroom benefitting from a range of fitted wardrobes and an en suite shower room. A modern family bathroom completes the accommodation.

Externally the property features a spacious, sunny aspect rear garden offering ample privacy whilst featuring a patio seating area and large area laid to lawn. To the front an attractive block paved driveway provides off road parking.

EPC RATING: C

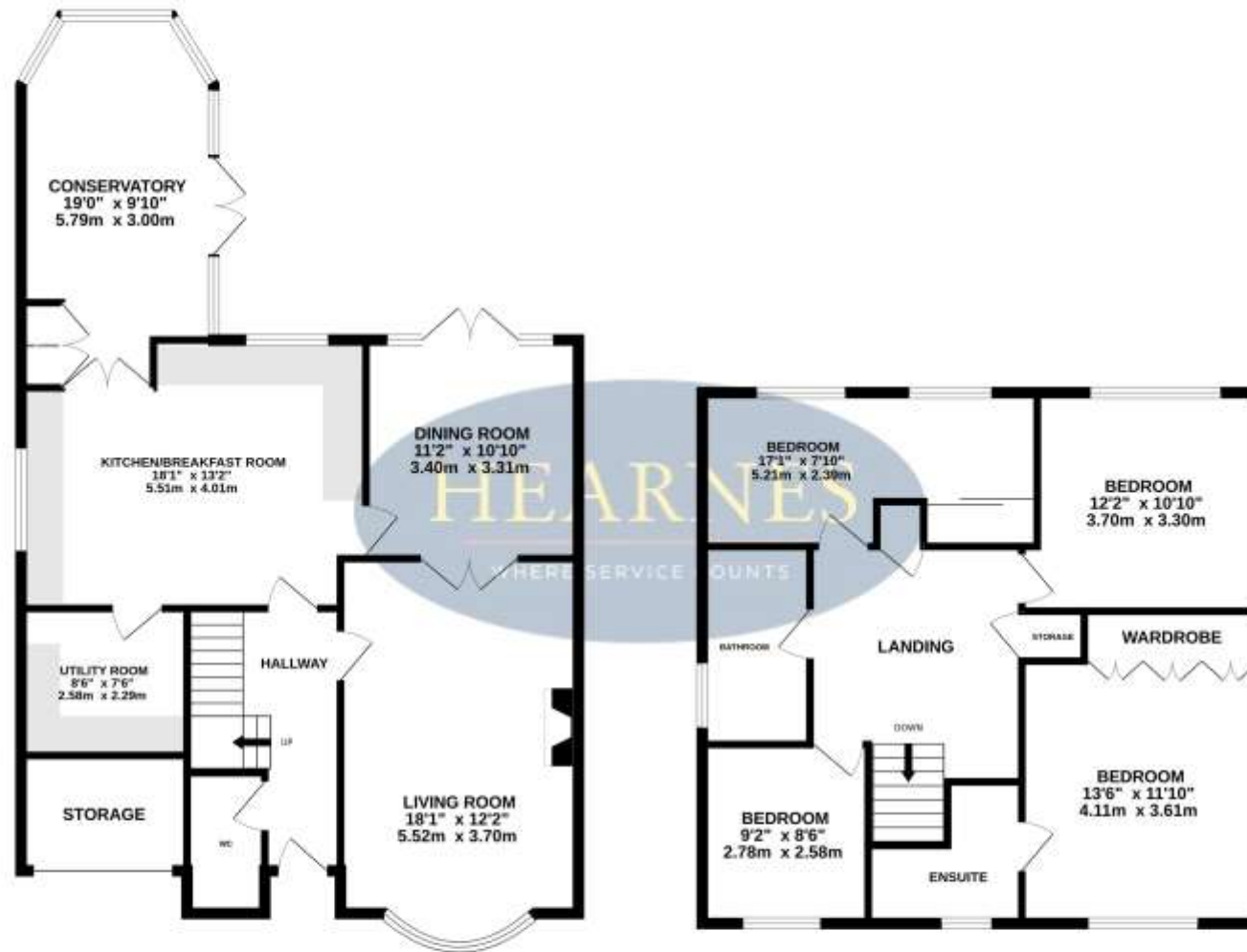
COUNCIL TAX BAND: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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

FIRST FLOOR



TOTAL FLOOR AREA: 1625sq.ft. (151.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

