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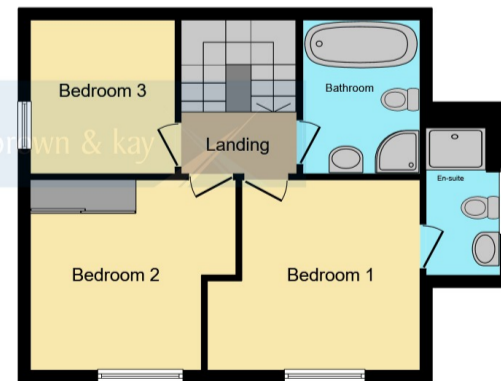
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

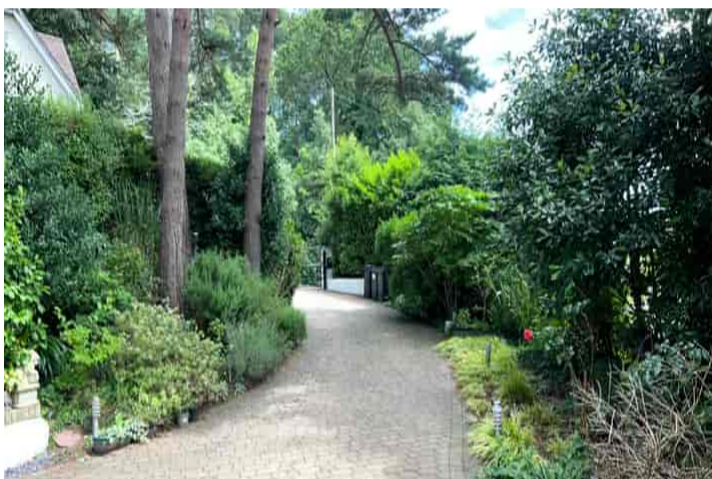
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13a Branksome Hill Road, TALBOT WOODS, Dorset BH4 9LD

Guide Price £825,000

The Property

Brown and Kay are delighted to market this attractive detached home nestled within this mature setting, approached via electric gates and a sweeping driveway. A stylish and welcoming entrance beckons you in with generous living areas to include a 23' lounge/dining room featuring bifold doors, a snug with French doors, and a study that can double up as bedroom four if required, and completing the ground floor is a well fitted kitchen/breakfast room and a cloakroom for added convenience. On the first floor are three comfortable and well sized bedrooms with an en-suite to bedroom one, and a family bathroom for the remaining bedrooms. Externally, the home enjoys a private and secluded position with grounds to the side and rear designed with low maintenance in mind, providing a peaceful outdoor space to enjoy.

The property occupies a lovely position in the highly sought after area of Talbot Woods alongside properties of similar calibre. West Hants Club, a premier rackets and fitness club, boasts facilities to include tennis courts, squash courts and swimming pool, is within close proximity, as is Talbot School for Girls. For amenities, nearby Westbourne with its vibrant array of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer, is close to hand as is the larger town of Bournemouth with a mix of shopping and leisure pursuits. For beach lovers, miles upon miles of sandy beaches and promenade stretch from Sandbanks to Southbourne and beyond, perfect for a refreshing dip and leisurely strolls.

ENTRANCE HALL

Attractive approach to the property with door through to the entrance hall, stairs to the first floor landing.

CLOAKROOM

Wash hand basin and w.c.

LOUNGE/DINING ROOM

23' 7" x 12' 4" (7.19m x 3.76m) Featuring side aspect bifold doors to the decking area, additional window, radiator, storage cupboard.

SNUG

15' 8" x 10' 6" (4.78m x 3.20m) Front aspect double glazed French doors.

KITCHEN/BREAKFAST ROOM

17' 9" x 8' 5" (5.41m x 2.57m) Well fitted and equipped with a range of wall and base units with work surfaces over, inset five point gas hob with extractor over, integrated oven, grill and microwave, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, space for table and chairs, archway to snug.

STUDY/BEDROOM FOUR

9' 4" x 7' 8" (2.84m x 2.34m) Double glazed window, radiator.

FIRST FLOOR LANDING

Doors to the following rooms.

BEDROOM ONE

12' 1" x 11' 3" (3.68m x 3.43m) up to built-in wardrobes. Side aspect UPVC double glazed window, radiator, door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c. Double glazed window.

BEDROOM TWO

12' 1" x 10' 2" (3.68m x 3.10m) UPVC double glazed window, radiator, built-in wardrobe.

BEDROOM THREE

11' 6" x 8' 6" (3.51m x 2.59m) UPVC double window, radiator.

FAMILY BATHROOM

Suite comprising shower cubicle, bath, wash hand basin and w.c.

FRONT OF THE PROPERTY

The property enjoys a good degree of privacy from the road with electric gated access, block paved sweeping driveway to the front of the property with established planting to either side, ample off road parking for multiple vehicles.

REAR GARDEN

Enjoying a secluded aspect with mature surround, ample areas to sit and enjoy the outside with decking to the front of the property, additional decking area to the side and generous terrace to the rear.

GARDEN CABIN/SHOWER ROOM/KITCHENETTE

10' 8" x 10' 2" (3.25m x 3.10m) A great addition to the home, sliding door to the shower room with shower cubicle, w.c. and wash hand basin, this in turn leads to a small kitchenette.

COUNCIL TAX - BAND F