



HEARNES

WHERE SERVICE COUNTS

A spacious and well-presented five bedroom, three bathroom detached family home, set in the highly sought-after Talbot Village. Extending to over 2,000 sq. ft, the property offers generous and versatile accommodation with a modern kitchen/breakfast room, ground floor bedroom/reception room, three bath shower rooms, double garage and a private south-facing garden.

The property is approached via an entrance porch leading into a welcoming hallway with a cloakroom. The main living room is of a superb size, with sliding doors opening onto the rear garden. Connecting to the living room is a versatile second reception room, currently used as a bedroom, overlooking the front aspect. The kitchen/breakfast room is fitted with a modern range of units and a breakfast bar, complemented by contrasting work surfaces, and opens into a utility room that leads onto the side of the property. Completing the downstairs accommodation is a WC.

On the first floor, a bright and generous landing leads to five well-proportioned bedrooms and three bath/shower rooms. The main bedroom is complemented by fitted wardrobes and a en-suite, with a second bedroom also benefitting from its own en-suite. The remaining bedrooms are served by a modern shower room.

Externally, the front of the property provides ample driveway parking and access to the double garage. The rear garden enjoys a sunny, south-facing aspect and has been attractively landscaped with mature planting and large patio area.

EPC Rating: C

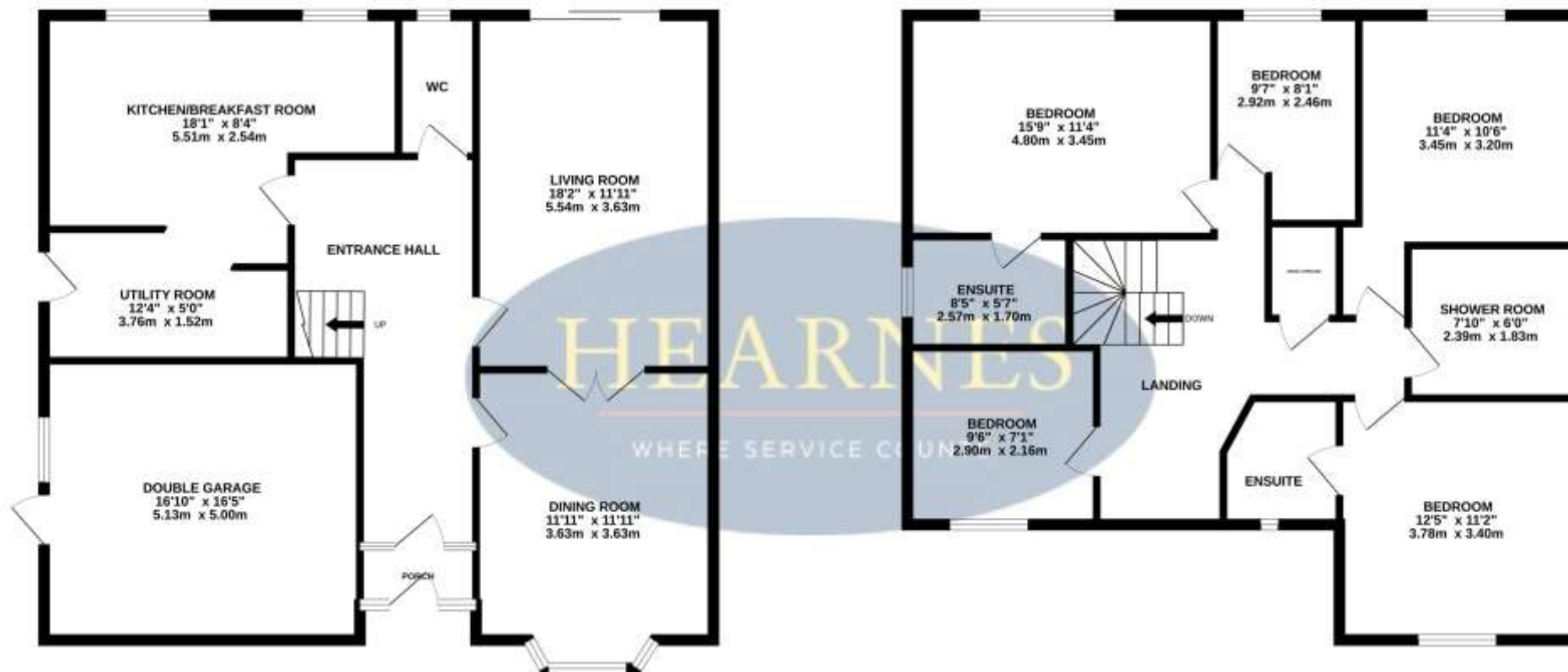
Council Tax Band: G

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. 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
1074 sq.ft. (99.7 sq.m.) approx.

FIRST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2022 sq.ft. (187.8 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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