



HEARNES

WHERE SERVICE COUNTS

A simply stunning detached home, situated within a secluded cul-de-sac in Talbot Village. Located within popular school catchments and within easy reach of Bournemouth Town Centre and its award-winning sandy beaches, this property has been carefully improved and maintained by the current owner. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Upon entering the property, the bright and airy hallway provides access to all ground floor accommodation, with stairs rising to the first floor. To the rear of the house is a spacious living/dining room with bespoke doors leading to an impressive extended living area that opens onto the garden. The refitted separate kitchen offers ample base and eye-level units with integrated appliances and overlooks the rear aspect. Completing the ground floor is an integral garage with a utility area and sink, an electric roller door, and a separate cloakroom featuring a WC and wash basin.

On the first floor the landing gives access to three bedrooms, a modern shower room and the airing cupboard. The primary bedroom is a generous double room with a range of fitted wardrobes and ensuite shower room. Bedroom two is a double also with a fitted wardrobe's whilst bedroom three is currently utilised as a study. The shower room has been beautifully refitted with walk in shower enclosure, WC and bespoke wash basin.

Externally, the property benefits from a beautifully landscaped, private rear garden, mainly laid to lawn with a large patio seating area adjoining the rear of the property, and a further seating area to the rear. To the front, a driveway provides ample off-road parking and leads to the garage.

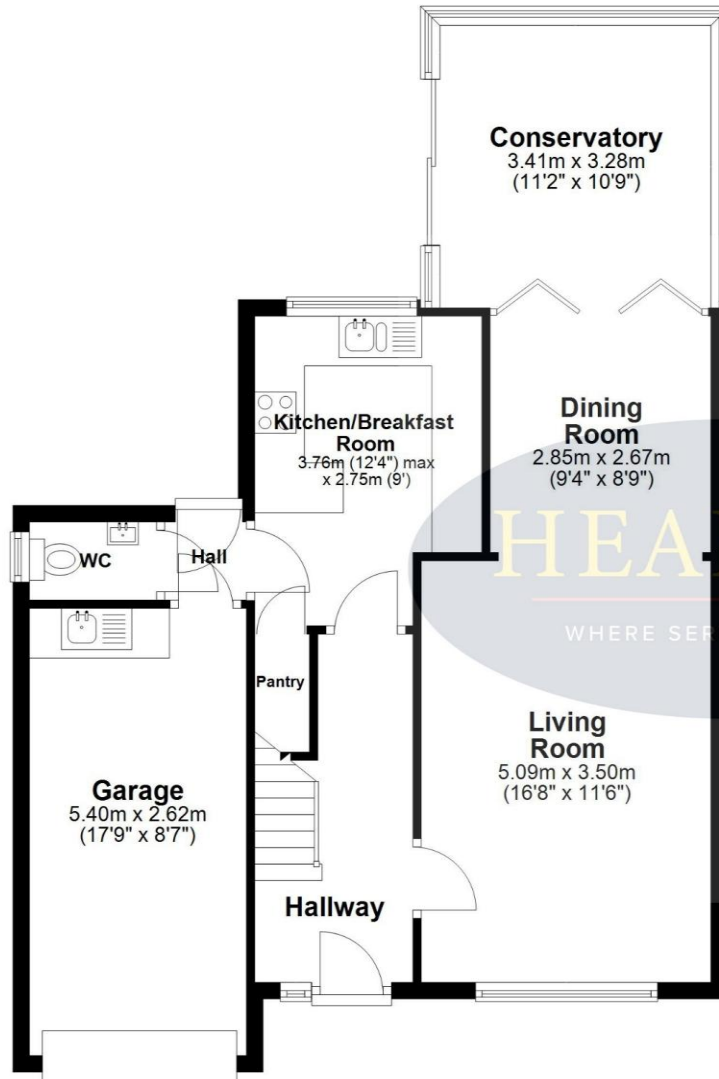
COUNCIL TAX BAND: E EPC RATING: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



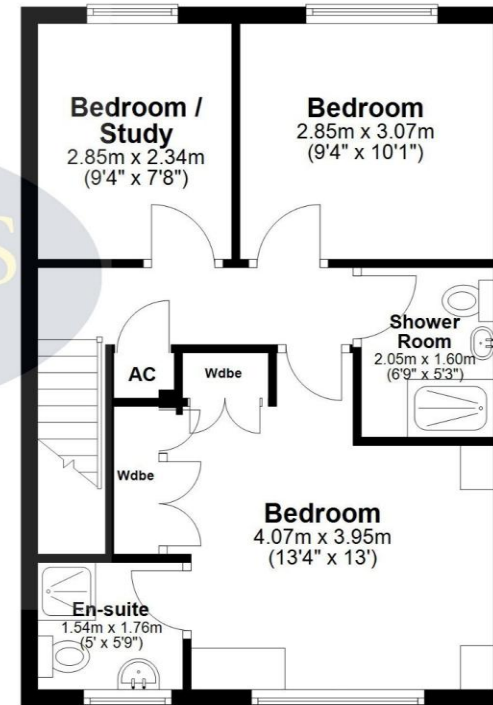
Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Total area: approx. 117.7 sq. metres (1266.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

