



HEARNES
WHERE SERVICE COUNTS

A lovely five double bedroom, two reception room detached character home situated on a generously sized plot within one of Bournemouth's most sought-after locations of Talbot Woods. The property is within easy reach of the popular The Club at Meyrick Park and 18 hole Golf Course, the highly regarded Talbot Heath School, and short distance from West Hants Leisure Club. Bournemouth Town Centre lies approximately 0.5 miles away with its comprehensive range of bars, shops and restaurants along with the award-winning sandy beaches, also offering a mainline rail connection to London Waterloo in approximately 2 hours.

On entering the property, a welcoming hallway gives access to all ground floor rooms, along with stairs rising to the first floor. To the rear of the property is the lounge which has views over the rear garden and a door leading out to the patio. Also to the rear is an impressive open plan kitchen / dining room with sliding doors out on to the rear garden. The Kitchen has a utility area and an abundance of built in storage, a four seated breakfast bar and lots of space for a large dining room table. To the front aspect is a fully fitted study and impressive double garage measuring over 5 meter in length and 5 meters in width. To complete the ground floor is w/c and a good under stairs storage space.

The first-floor spacious landing gives access to all five bedrooms, all of which are double in size with the master bedroom offering an excellent en-suite shower room. Completing the accommodation is a family bathroom and large landing storage / airing cupboard.

A private, landscaped rear garden offers an area laid to lawn with a selection of mature shrub, tree and flower borders whilst a paved area adjoins the rear of the property. To the front, a driveway offers ample off-road parking and leads to the double garage.

COUNCIL TAX BAND: G

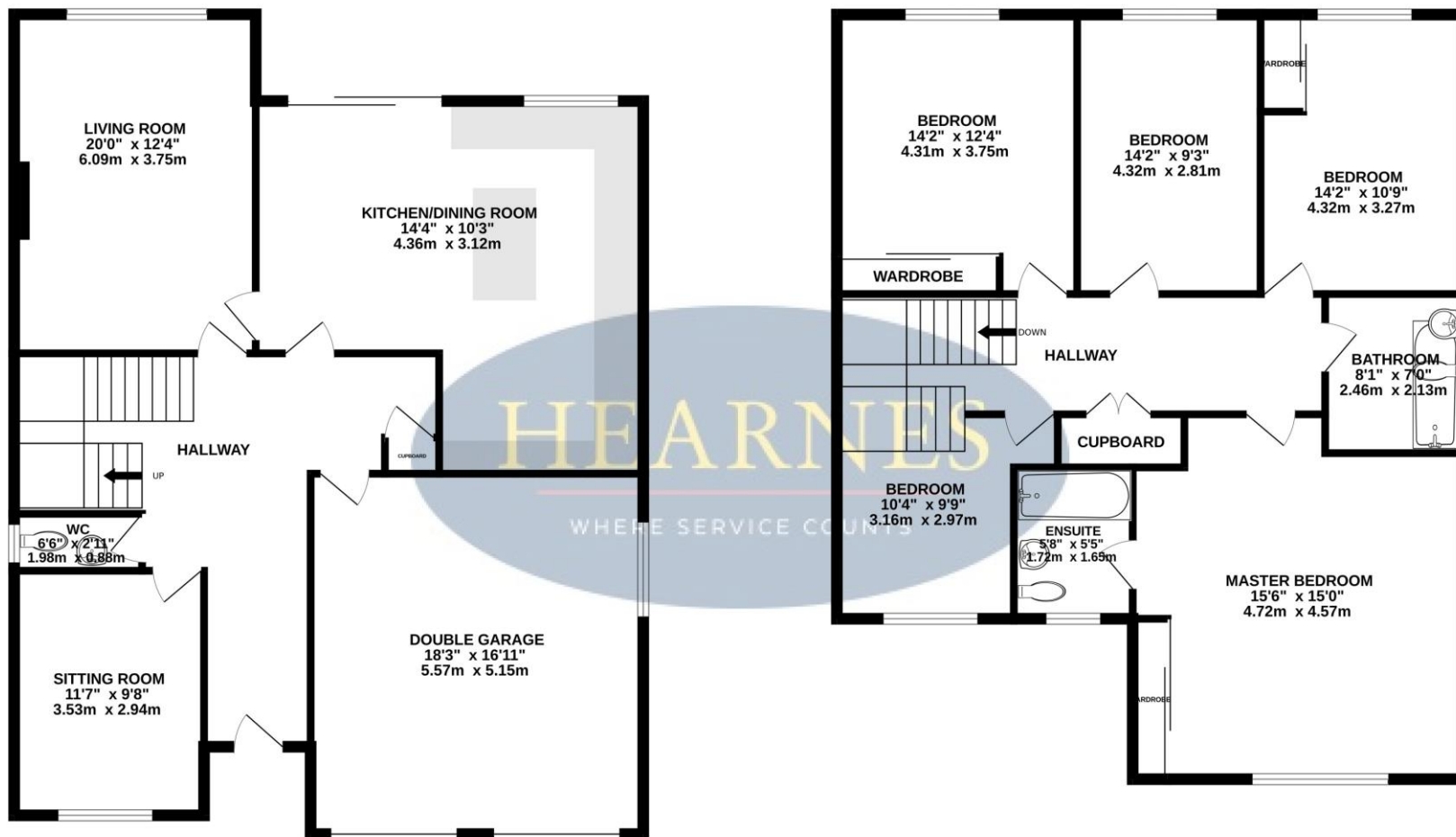
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 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
1207 sq.ft. (112.1 sq.m.) approx.

1ST FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 2324 sq.ft. (215.9 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

