



HEARNES
WHERE SERVICE COUNTS

Situated within the sought after area of Talbot Park is this impressive five-bedroom detached character home benefitting from an open plan kitchen/dining room, three reception rooms, detached garage and spacious rear garden. The property is situated within easy reach of Bournemouth town centre, West Hants tennis club and popular school catchments including Glenmoor School.

On entering the property, a feature hallway with attractive character staircase provides access to the main ground floor living accommodation and to the first floor. Two impressive reception rooms overlook the front aspect with features bay window, the living room also benefitting from a gas fireplace. A third reception room makes a perfect dining space or further study and leads into the open plan kitchen/dining room. The modern kitchen with central island offers a range of floor and wall mounted units finished with a contrasting work surface and includes space for whitegoods. Double doors from the kitchen open onto a patio and the rear garden. Completing the ground floor accommodation is a separate WC and utility room with further access to the rear garden.

The impressive split level first-floor landing provides access to four of the bedrooms, three of which are double in size, and a modern family bathroom comprising a wash hand basin, WC and bath with shower over. A further attractive staircase and landing leads to the second floor offering a double bedroom with fitted wardrobe and storage that is served by a modern ensuite shower room with WC and hand wash basin.

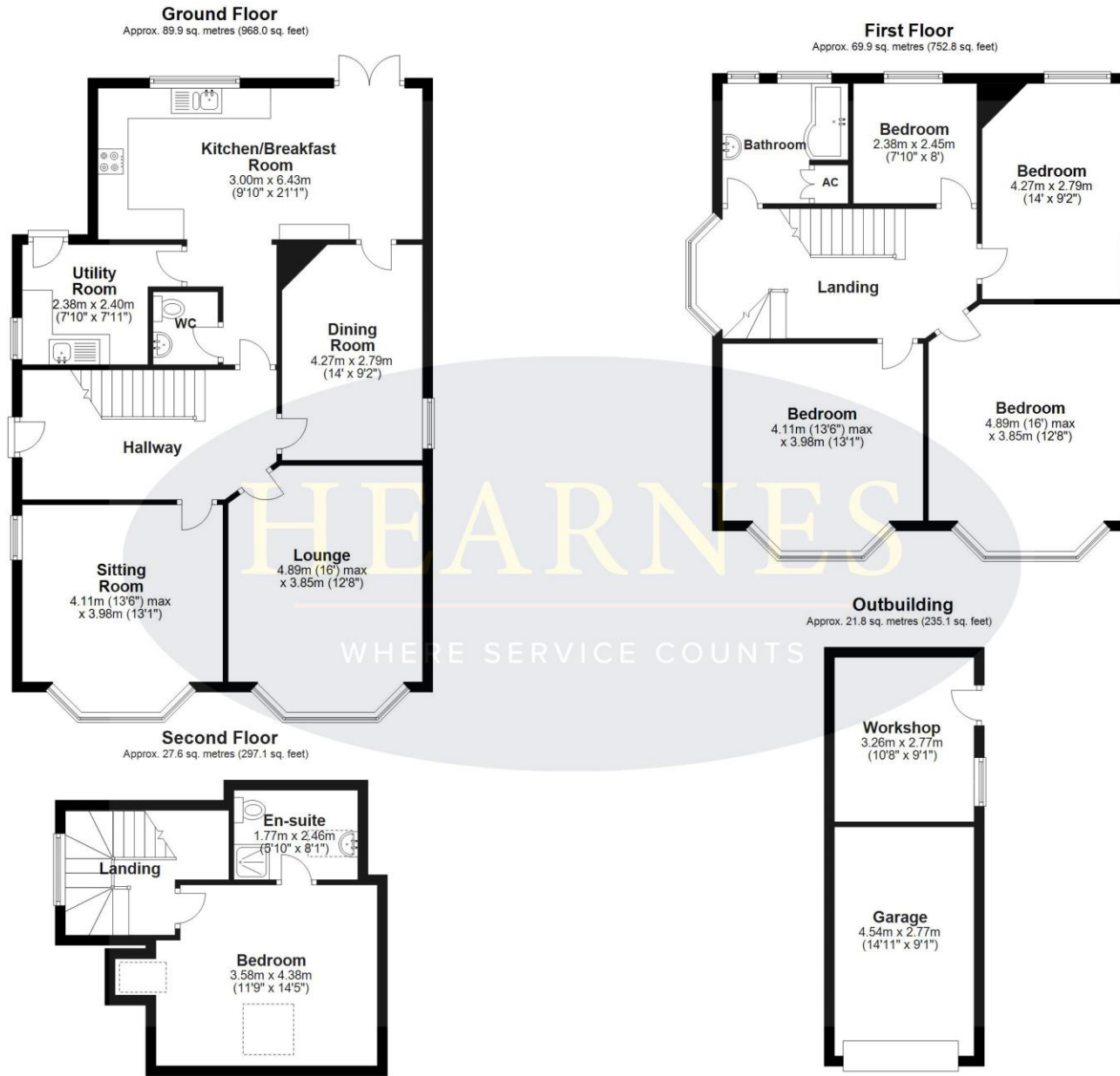
Externally the property offers a private rear garden which is mainly laid to lawn with a large patio area adjoining the rear of the property. The front of the property offers ample off-road parking and access to the garage.

COUNCIL TAX BAND: E

EPC RATING: TBC

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





Total area: approx. 209.3 sq. metres (2252.9 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 or 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.

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