

Charlotte Close, Talbot Village BH12 5HR

Guide Price £735,000

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ESTATE AGENTS









## Property Summary

A superbly designed and significantly improved five bedroom detached modern home with an enviable address in the heart of Talbot Village, ideally situated for popular school catchments and Bournemouth and Poole town centres. The property has been finished to an exacting standard throughout with the introduction of a stunning kitchen/breakfast room and contemporary shower rooms. Undoubtedly the layout of the property is highly conducive to family and we feel this stunning home should be of great appeal to buyers looking for spacious accommodation and first class presentation.



## Key Features

- Large entrance hallway with cloakroom
- Living room opening to a dining room
- Garden room/conservatory
- Beautiful kitchen/breakfast room
- Principal bedroom with ensuite and fitted wardrobes
- Guest bedroom with private ensuite
- Three further bedrooms
- Family bathroom
- Double garage and off-street parking
- Landscaped mature rear garden



## About the Property

On entering the property, you are immediately impressed by the spacious hallway and the amount of light that floods into this home. The hallway has a useful cloakroom and features a 'Rockdoor' entrance door for improved insulation and soundproofing. The living room has sliding doors that open to a garden room/conservatory which in turn opens to the garden. The dining room can be accessed from a double opening in the living room or independently from the hallway. It should be noted that the impressive amount and arrangement of the reception rooms affords tremendous flexibility to your preferred use of the living space.

The kitchen/breakfast room has been stylishly refitted with a comprehensive range of contemporary units and integrated Bosch appliances, along with a Neff double oven and a five ring burner. The kitchen also incorporates an island unit with a breakfast bar which is an incredibly sociable area for entertaining or in-room dining.



To the first floor, the landing provides access via a loft ladder to the roof space which has electricity and is half-boarded for excellent storage. The principal bedroom has fitted wardrobes and benefits from an ensuite contemporary double shower room with an Aqualisa smart shower. The guest bedroom similarly has fitted wardrobes and a private contemporary ensuite shower room. The three remaining bedrooms are serviced by the family bathroom.

To the front of the property there is generous off-street parking which leads to a double integral garage with electrically operated doors (remote control and manual). Side access leads to the landscaped rear garden which is surrounded by mature planting. The rear garden is south facing and enjoys a high degree of privacy.

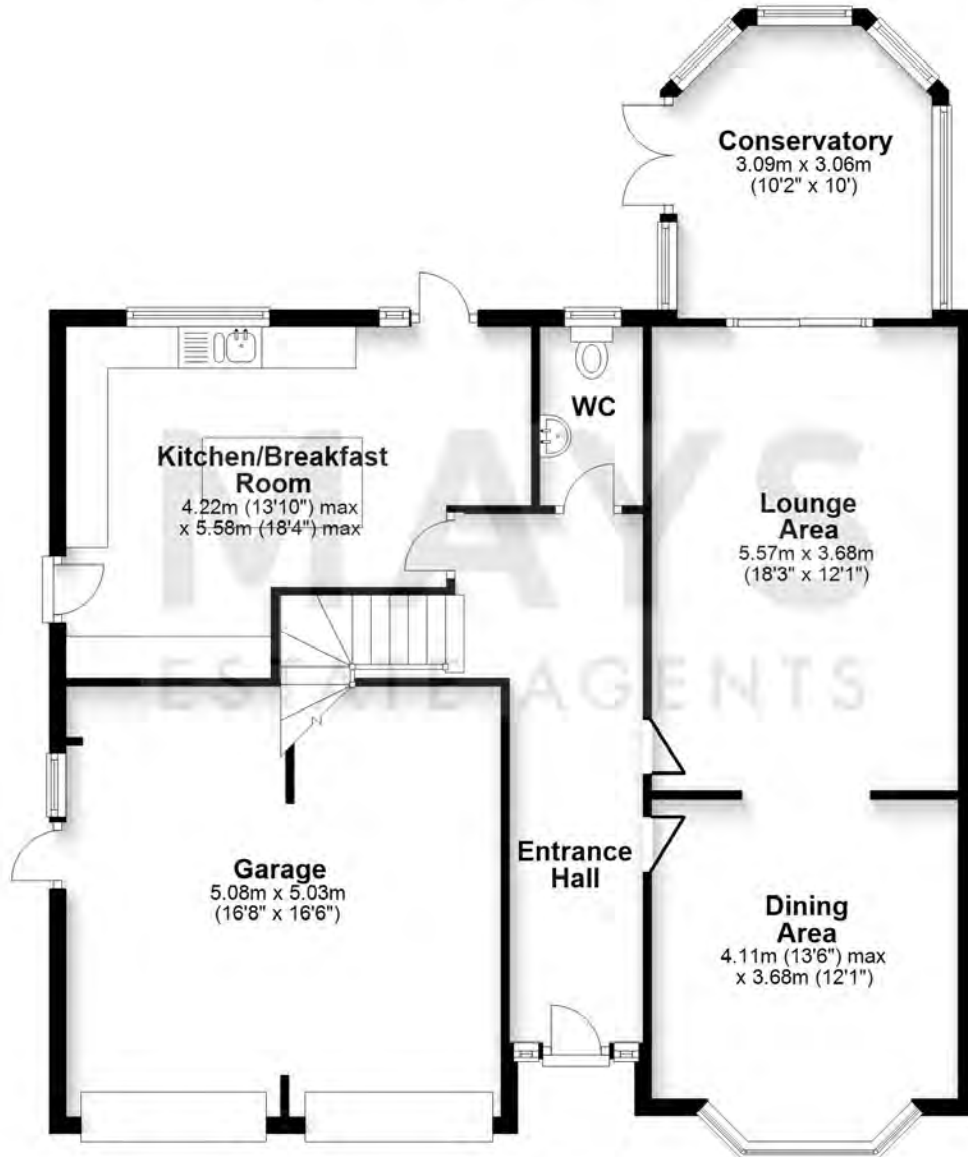
Tenure: Freehold

Council Tax Band: G



## Ground Floor

Approx. 108.0 sq. metres (1162.9 sq. feet)



## First Floor

Approx. 88.6 sq. metres (953.6 sq. feet)



Total area: approx. 196.6 sq. metres (2116.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement.

Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about

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Plan produced using PlanUp.







## About the Location

Talbot Village is approximately 2 miles from an excellent range of leisure and shopping facilities at Bournemouth Town Centre and the award-winning sandy beaches. Westbourne Village is also just a few miles away offering a variety of independently owned shops, bars and restaurants. Local facilities within the area include the sought after St Marks & Talbot Heath School, the West Hants Tennis and Leisure Club and just a mile away is the 'The Club' at Meyrick Park offering an 18-hole golf course, gym and swimming pool amongst other facilities. The Bournemouth Wessex Way affords direct access to the M27 motorway with London approximately a 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo Southwest train service.



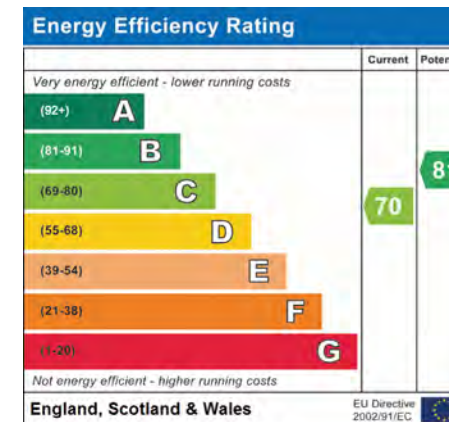
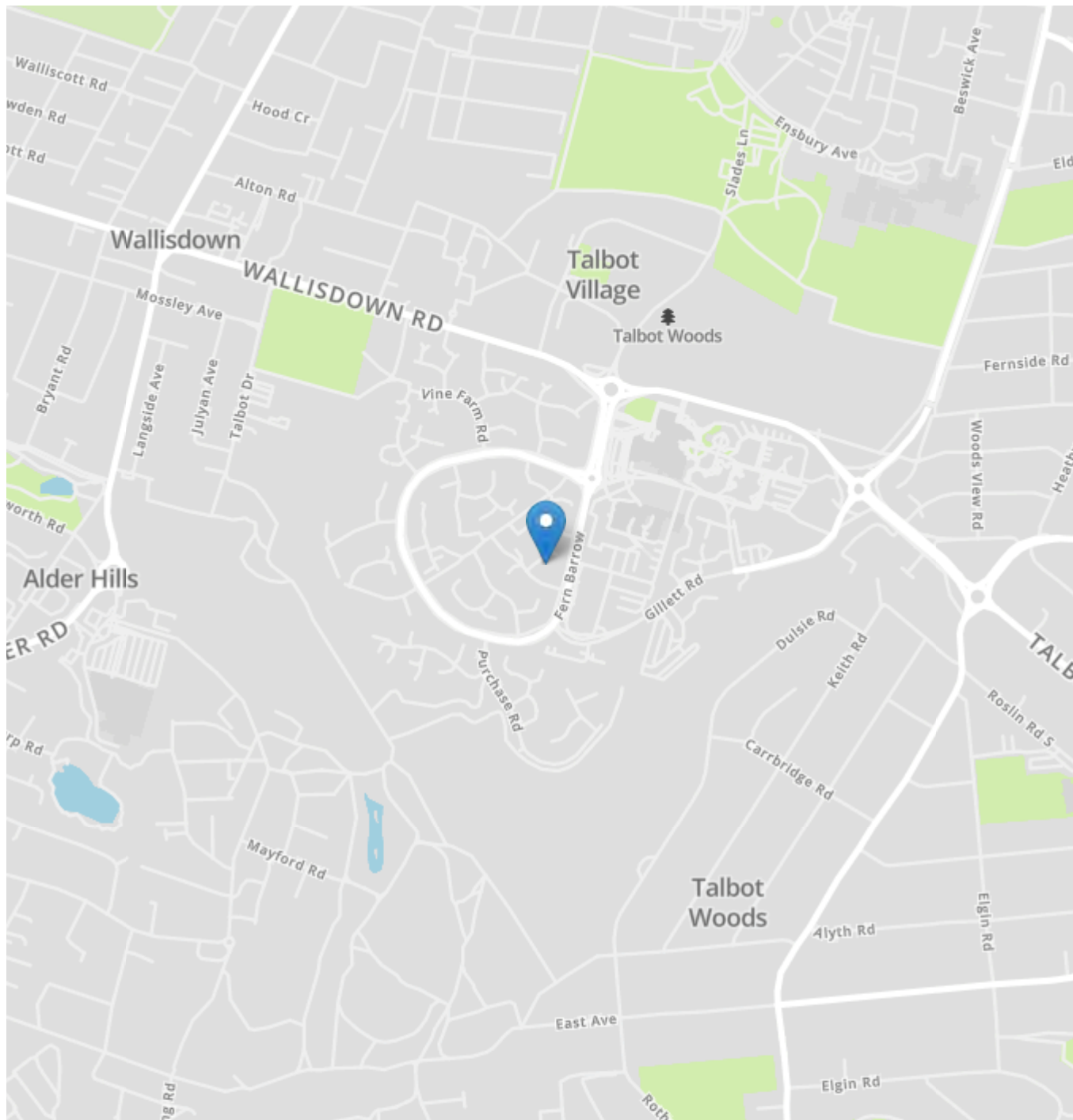
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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.out Mays





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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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