



HEARNES

WHERE SERVICE COUNTS

A well-presented four bedroom detached house, set within a quiet cul-de-sac in the highly sought-after Talbot Village location. The property falls within popular school catchments and offers convenient access to both Bournemouth and Poole Town Centres. Features include a fitted kitchen/breakfast room, three reception rooms, and two bath/shower rooms, along with a garage, ample off-road parking, and a secluded rear garden.

Upon entering, a welcoming entrance hall leads into a spacious living room overlooking the front aspect, which in turn opens into a dining room with double doors leading to the rear garden. The kitchen/breakfast room is well-equipped with ample floor and wall-mounted units, contrasting work surfaces, and a selection of integrated appliances. This leads into a separate utility room. A home office and WC complete the ground floor accommodation.

Upstairs, a first floor landing gives access to four bedrooms, three of which benefit from fitted storage, with the primary bedroom served by a luxury en suite shower room. A recently updated family shower room comprising a WC, wash hand basin, and shower completes the accommodation.

Externally, the property boasts a private rear garden mainly laid to lawn, complemented by a range of established flower and shrub borders, a garden shed, and a large paved seating area adjoining the rear of the property. To the front, a spacious tarmac driveway provides secure, ample off-road parking and leads to the garage.

Council Tax Band: E

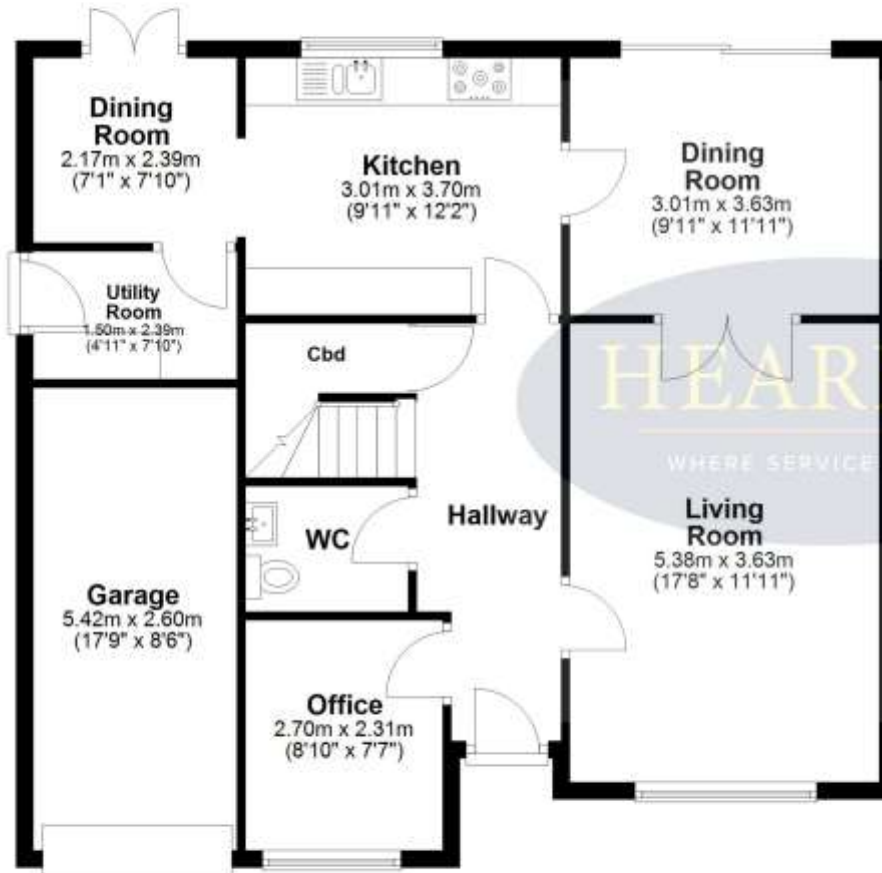
EPC Rating: TBC

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



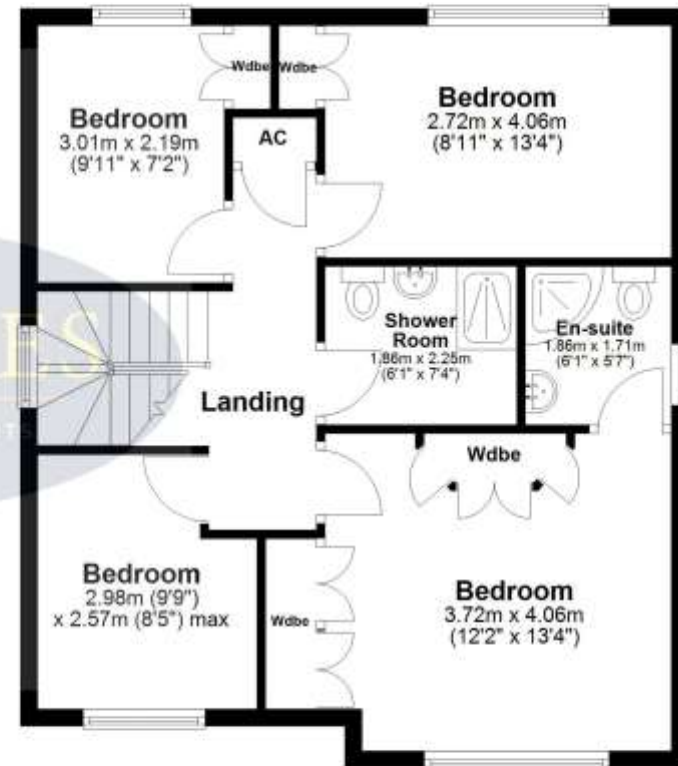
Ground Floor

Approx. 87.3 sq. metres (939.2 sq. feet)



First Floor

Approx. 61.2 sq. metres (659.3 sq. feet)



Total area: approx. 148.5 sq. metres (1598.5 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.

