



HEARNES
WHERE SERVICE COUNTS

A substantial detached character home situated within the highly sought after Talbot Woods location only a moments walk to Meyrick Park and the popular West Hants Tennis and Leisure Club whilst also being within easy reach of Bournemouth Town Centre. The property has been superbly maintained and updated by the current owners whilst offering in excess of 3000 sq ft of accommodation including two impressive reception rooms, open plan kitchen/family room across the rear of the property and five double bedrooms being served by three modern bath/shower rooms. The property further benefits from a spacious, private rear garden along with ample off road parking and a large detached garage which had previously benefited, albeit now lapsed, planning approval for further extension to be turned into a self contained annex.

On entering the property an impressive entrance hall, with feature staircase to the first floor landing, leads to the property's two reception rooms both of which feature bay windows and overlook the front aspect. From the hall, double doors open into a stunning open plan kitchen/family room running across the rear of the property and providing access to the rear garden. A high specification kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a full range of kitchen appliances. The ground floor accommodation is complete with a separate utility room and WC.

Situated on the first floor are the property's five bedrooms all of which are generously sized double rooms with four of the bedrooms benefitting from fitted wardrobes. The impressive master suite features a modern en suite bathroom comprising a WC, wash hand basin, bath and separate shower enclosure. There is the further benefit of an en suite shower room with bedroom two whilst a modern family bathroom completes the accommodation.

Externally the property features a substantial, private rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property. To the front a driveway provides ample off road parking and runs to one side of the property leading to a large detached garage.

EPC RATING: D

COUNCIL TAX BAND: G

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





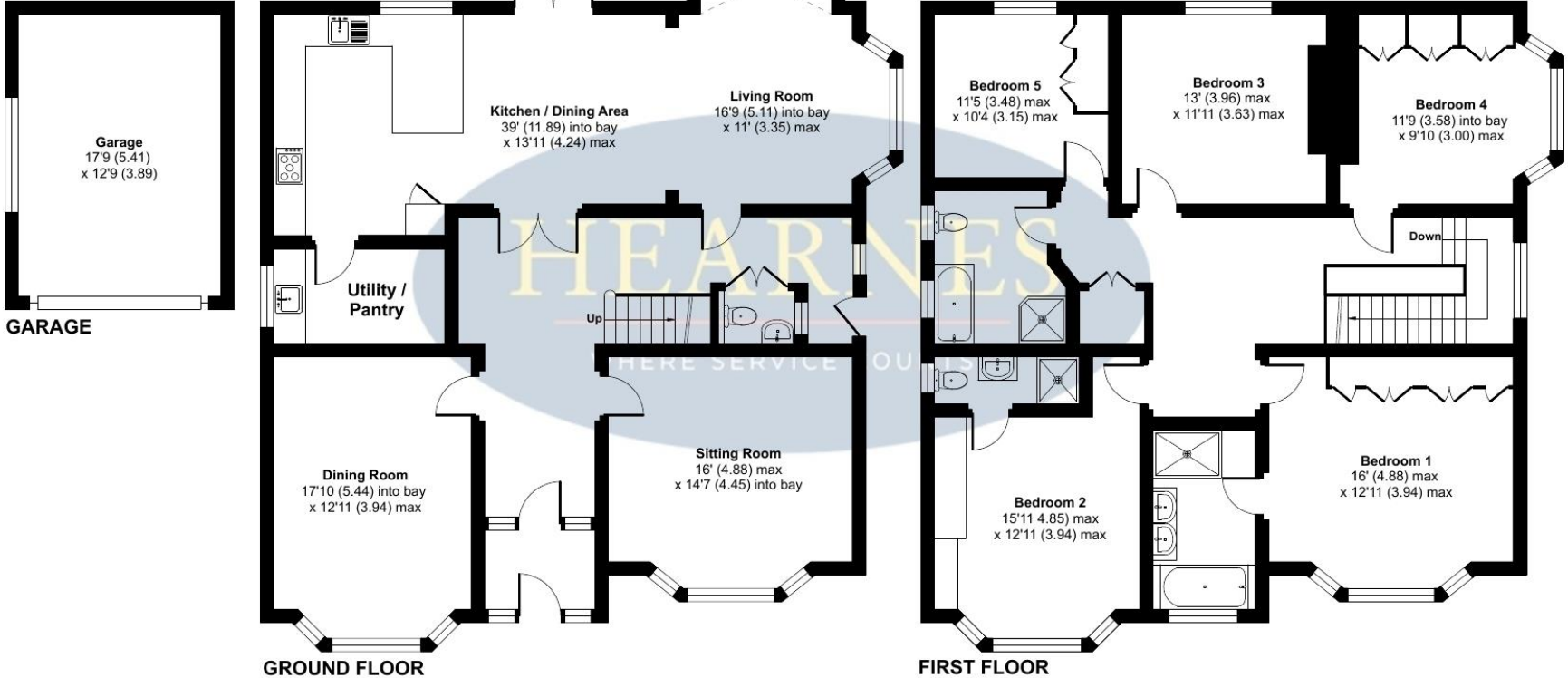
Dunkeld Road, Bournemouth, BH3

Approximate Area = 2793 sq ft / 259.4 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 3022 sq ft / 280.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1167724





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www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

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