



HEARNES
WHERE SERVICE COUNTS

A spacious four double bedroom, detached home situated in a sought after Talbot Woods location. The property, offering generous living accommodation, is ideally located within easy reach of Bournemouth Town Centre, the popular West Hants Tennis Club and the award winning sandy beaches. An internal viewing is highly recommended.

On the entering the property a spacious hallway leads into a dual aspect living room which overlooks the front aspect and opens into a extended family room with vaulted ceiling providing access to the rear garden via bi folding doors. An open plan kitchen/dining room overlooks the rear garden. The modern fitted kitchen area offers a range of floor and eye level units finished with a contrasting work surface and breakfast bar seating area and includes an integrated oven with hob and extractor fan along with space for further kitchen appliances. A lobby area from the kitchen provides access to an integral double garage. Completing the ground floor accommodation is a cloakroom comprising a WC and wash hand basin.

The light and spacious first floor landing with useful study area leads to four bedrooms all of which are double in size with two benefitting from built in wardrobes. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin, bath and separate double shower enclosure.

A particular feature of the property is the spacious, private rear garden being mainly laid to lawn with a range of attractive shrub and hedge borders. To the front of the property an area laid to tarmacadam provides ample off road parking and leads to an integral double garage.

COUNCIL TAX: F

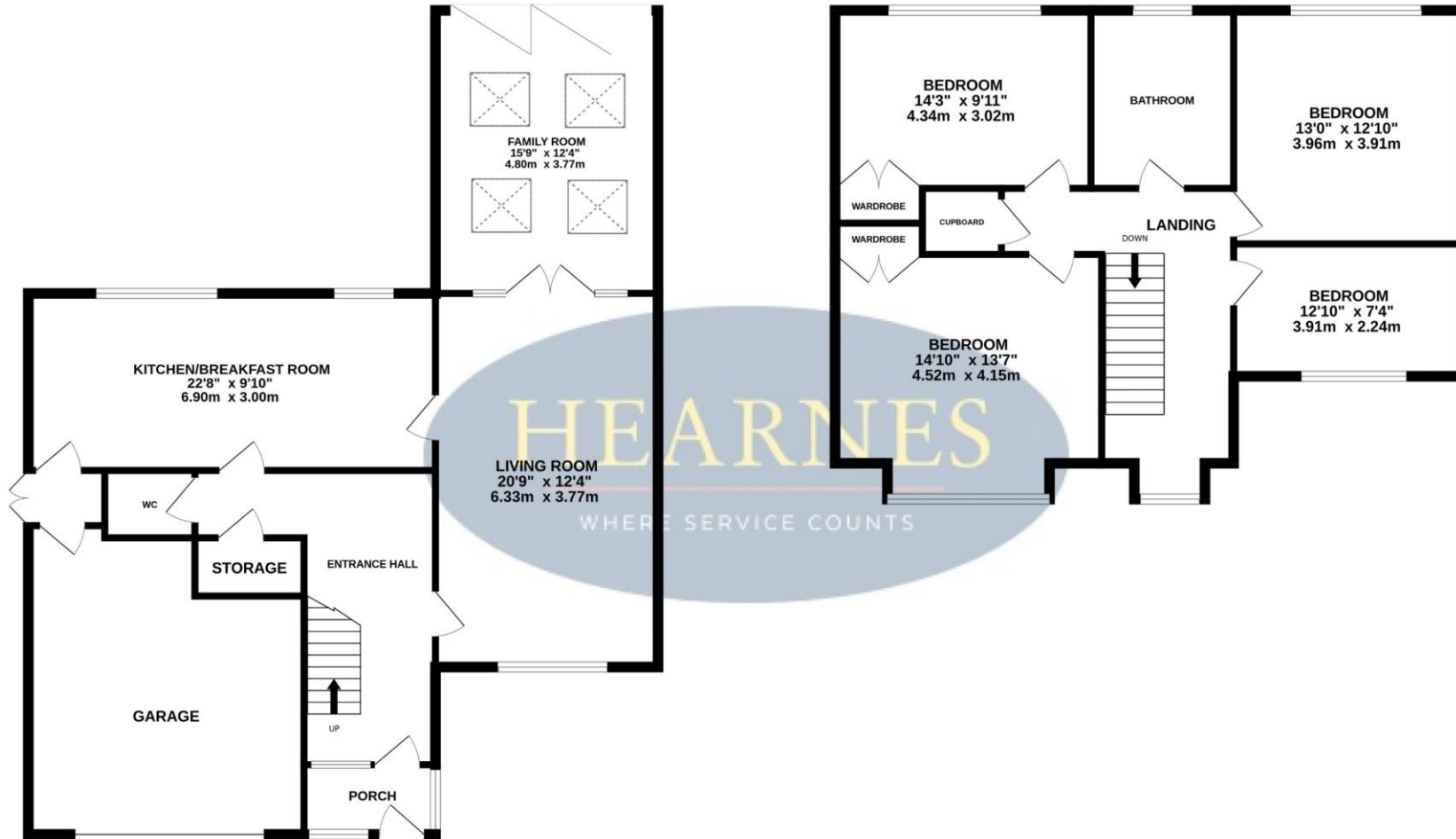
EPC RATING: C

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
1150 sq.ft. (106.8 sq.m.) approx.

1ST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 1986sq.ft. (184.5 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

