



HEARNES

WHERE SERVICE COUNTS

A beautifully presented four bedroom detached house situated in a cul de sac within the highly sought after Talbot Village location. The property is ideally situated within popular school catchments and easy reach of both Bournemouth and Poole Town Centres. Featuring a modern kitchen/breakfast room, two reception rooms, two bath/shower rooms and study. Further benefits include a garage, ample off road parking and a secluded rear garden.

On entering the property a welcoming entrance hall leads into a spacious living room overlooking the front aspect. The living room opens into a dining area with double doors leading onto the rear garden. Both living and dining room enjoy Canadian red wood cedar floors. The modern kitchen/breakfast room with underfloor electric heating provides ample floor and wall mounted units finished with a contrasting work surface, selection of integrated appliances including hob, oven, microwave, warming draw, extractor fan, dish washer, fridge/freezer, water softener and washing machine. The kitchen leads into a separate study and a single door gives access to the side of the property. Throughout the accommodation all doors have been replaced with Oak veneered and new handles. A WC completes the ground floor accommodation.

A first floor landing leads to four bedrooms all with fitted storage, the master bedroom being served by a en suite shower room. A modern family bathroom comprising a WC, wash hand basin and bath with shower over completes the accommodation.

Externally the property benefits from a private rear garden being mainly laid to lawn, with a range of attractive flower and shrub borders, garden shed and large paved/decked seating area adjoining the rear of the property. To the front of the property a tarmac driveway offers ample off road parking and leads to a garage.

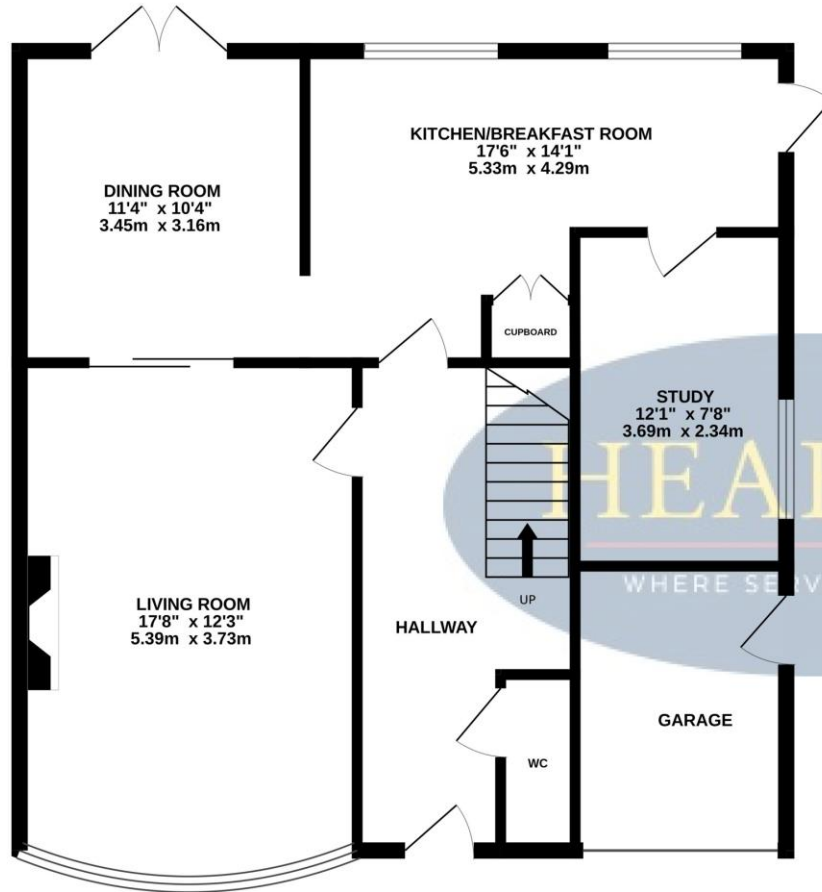
COUNCIL TAX BAND: E

EPC RATING: B

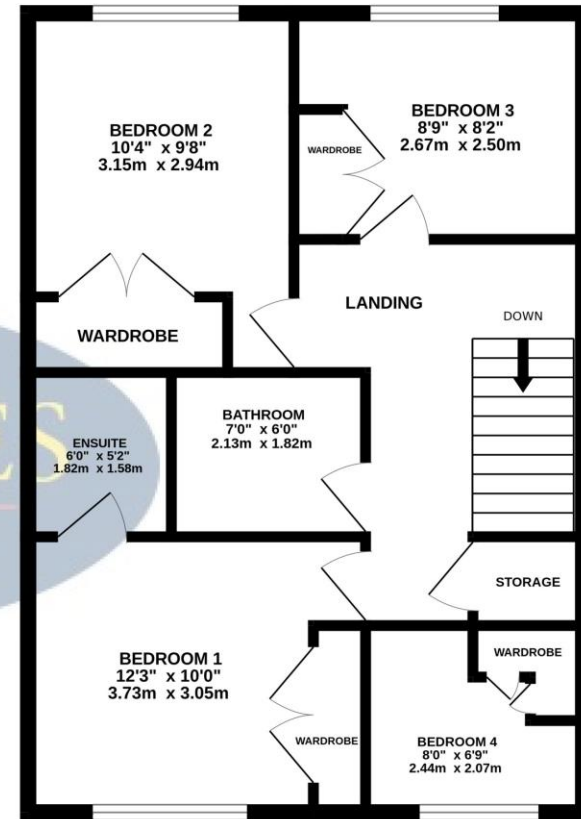
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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