



12 Alyth Road, Talbot Woods, Bournemouth, BH3 7DF

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FREEHOLD PRICE £1,150,000

A stunning detached home situated within the heart of Talbot Woods which has been lovingly maintained by the current owners. Situated just over two miles from Bournemouth Town Centre, Talbot Woods is a much sought after residential location offering the well regarded West Hants Tennis and Health club and Talbot Heath School.

Upon entering the property there is an impressive entrance hallway finished with polished parquet flooring offering access to all ground floor accommodation and stairs rising to the first floor. A beautiful kitchen/dining room is situated to the front of the property fitted with a comprehensive range of base and eye level units complimented by polished granite work surfaces with integrated double ovens, hob, microwave oven, fridge/freezer and dishwasher. There is access to a separate utility room offering space and plumbing for a washing machine and tumble dryer, as well as giving access to a large airing cupboard. To the rear of the property are spacious living and dining rooms, both benefitting from French doors leading out to the rear garden. A further reception room makes an ideal snug or study, with attractive bay window to front aspect. Completing the ground floor accommodation is a cloakroom fitted with WC and wash basin.

The first floor landing gives access to three bedrooms, a family bathroom and stairs to the second floor. The master suite offers an impressive double bedroom with bay window overlooking the rear garden, a dressing room complete with a range of shelving and hanging space and access to a spacious en-suite fitted with bath, separate shower enclosure, twin hand basins, WC and bidet. Bedrooms two and three are double in size and boast fitted wardrobes, they are served by a beautifully re-fitted family bath/shower room.

On the second floor there is access to a further double bedroom with access to a modern en-suite shower room and a southerly balcony, giving a fantastic view of the rear garden.

To the rear of the property there is a large, secluded, southerly garden which is mainly laid to level lawn. There is a spacious patio area adjoining the rear of the property and attractive plant and shrub borders surrounding the lawn.

To the front of the property a carriage driveway provides ample off road parking and access to a double garage with up and over door to one side, and to a single garage to the other side. To the rear of the double garage there is a kitchenette.

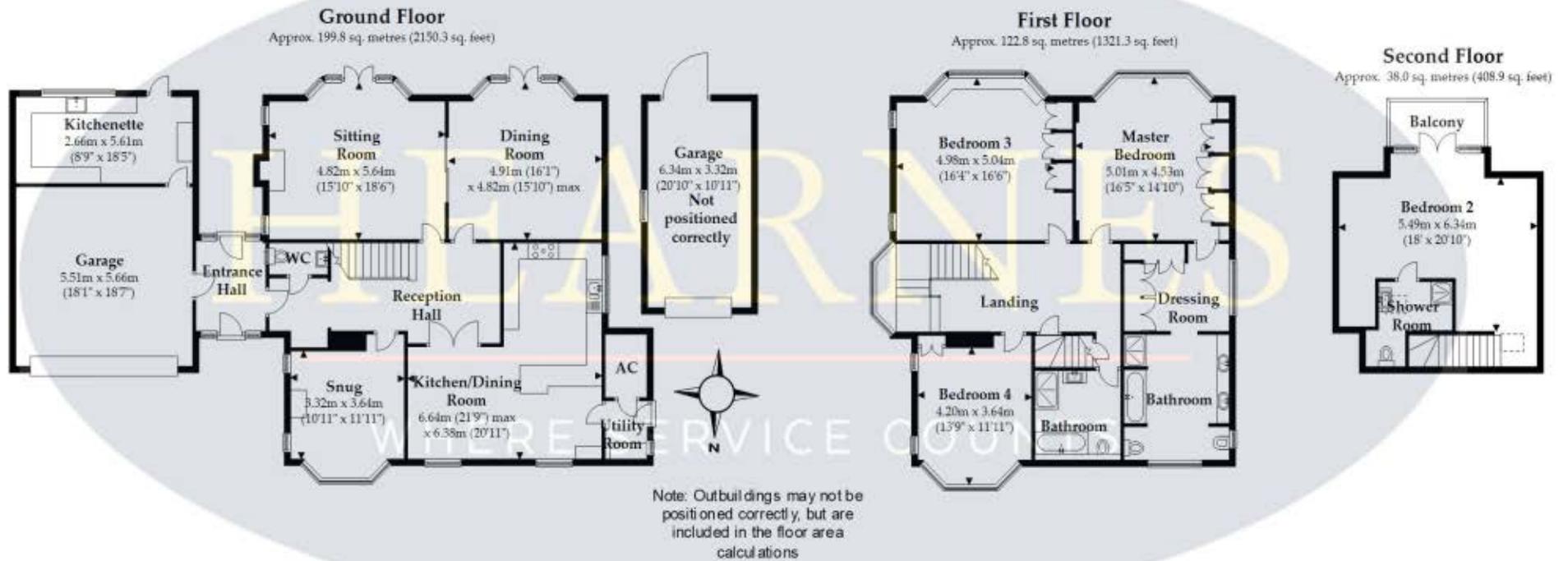
COUNCIL TAX BAND: G

EPC RATING: D

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.







LJT SURVEYING Total area: approx. 360.5 sq. metres (3880.5 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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