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KEITH ROAD, TALBOT WOODS, BOURNEMOUTH, BH3 7DS
£869,950



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Situation

Mays of Westbourne are delighted to be instructed on this detached family home in the very popular area of Talbot Woods.

Talbot Woods is one of Bournemouth's most exclusive enclaves benefitting from local facilities which include the West Hants Sports and Leisure Club and the renowned Talbot Heath School. 'The Club' at Meyrick Park is close by offering an 18-hole golf course and state of the art fitness centre.

Bournemouth town centre is less than a mile away and offers a wide range of shops, restaurants, cafes and leisure facilities, not to mention the famous blue flag sandy beaches. Westbourne village is also less than a mile away providing an eclectic mix of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities. Talbot Heath Nature Reserve and Pugs Hole are also in close proximity with stream, heath and woodland walks in a tranquil setting.

There are also good transport links providing easy access by road and rail to Southampton and London.

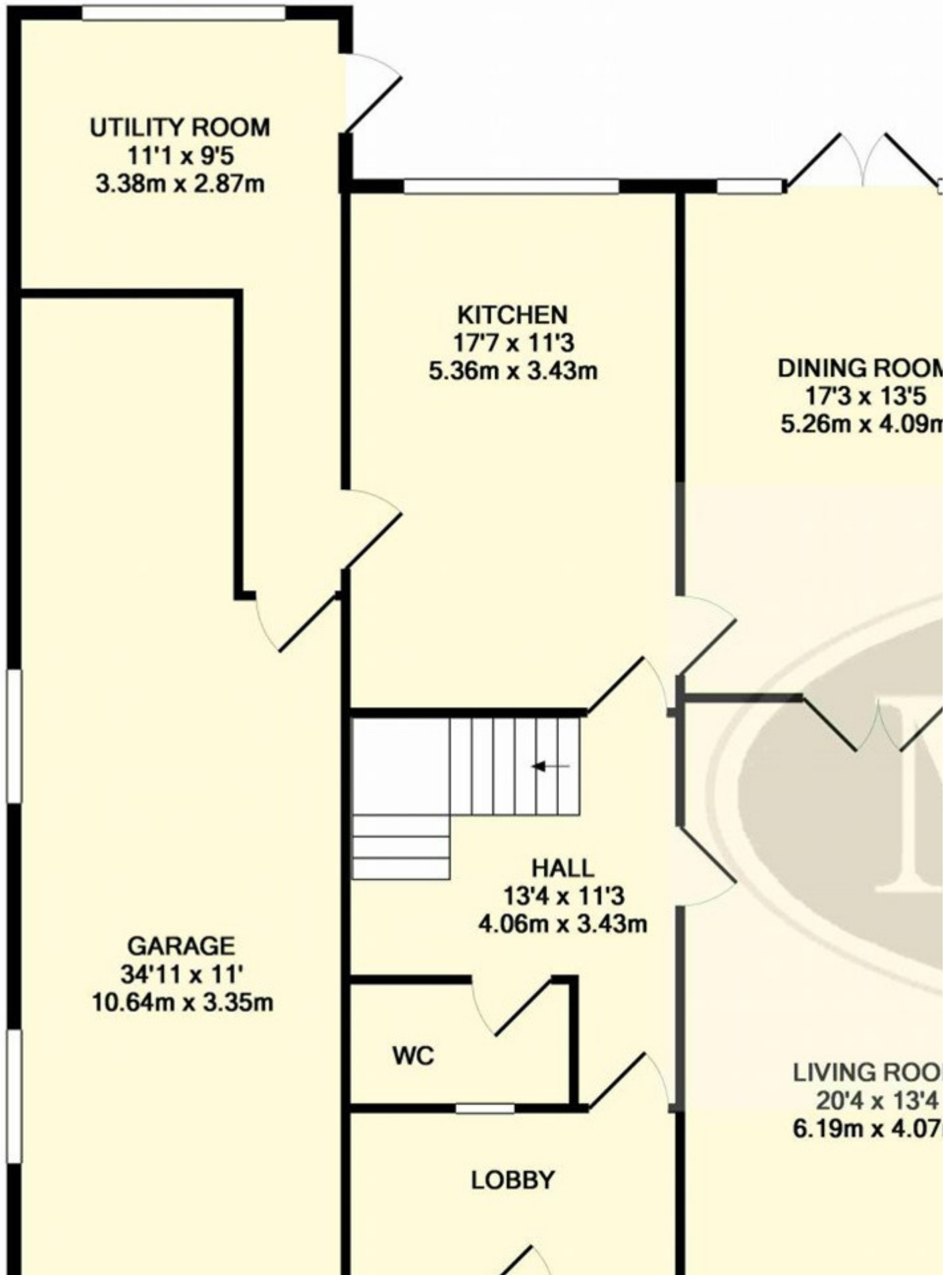
Description

This substantial five bedroom, three bathroom detached family home has been refurbished by the current vendors and has the added benefit of a new roof fitted in May 2012.

A generous porch leads into the entrance hall with doors to principle rooms, the living room on the right overlooks the front aspect of the property. Doors open into dining room with double doors overlooking and providing access to the rear garden. A study is located off the dining room. The kitchen / breakfast room has a range of wall and base mounted units finished with work surface over. The kitchen / breakfast room is equipped with integrated appliances including a double oven, hob with extractor fan over, dishwasher, separate fridge and freezer. A particular feature of the property is the large utility room providing access to the rear garden whilst offering further units, work space, sink and integrated appliances. The utility room also provides an internal door to the double length garage. A cloakroom completes the ground floor accommodation comprising a WC and wash hand basin.

Stairs from the entrance hall provide access to the split first floor landing and in turn to the property's five generously sized bedrooms all benefitting from a range of fitted furniture. The master bedroom overlooking the front of the property is served by a modern en suite shower room comprising a WC, wash hand basin and shower. The second bedroom overlooking the rear of the property is adjacent to a modern family bathroom comprising a WC, wash hand basin, bath and separate shower. Two further bedrooms situated to one side of the split landing enjoy the use of a further modern shower room. The fifth bedroom is currently equipped as a study. Adjoining the family bathroom is a large storage cupboard housing the hot water cylinder and fitted with slatted shelving.

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GROUND FLOOR
APPROX. FLOOR
AREA 1495 SQ.FT.
(138.9 SQ.M.)

