

HOME OF DISTINCTION



Talbot Woods

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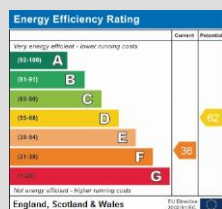
6 Berwick Road, Talbot Woods, Bournemouth. BH3 7BB

STUNNING CONTEMPORARY RESIDENCE IN PREMIER AREA

- Large Kitchen/Dining Room
- Modern kitchen with integrated appliances
 - Conservatory & Sun Room
- Seven bedrooms, 3 with en-suites
 - Carriage Driveway & Car Port
- Well Maintained Front & Rear Gardens
 - No Forward Chain

(Ref: 807530)

O.I.E.O £1,000,000



This superb residence is located in the prestigious Talbot Woods on a quiet road offering privacy and seclusion, being within close proximity of Bournemouth Town Centre, award winning beaches and West Hants Leisure Club.

The property has been extensively modernised and updated to a high standard throughout. Access to the property via a carriage driveway offers parking for numerous vehicles and leads through to the garage and car port.

An impressive reception hall leads you into the property with the ground floor accommodation comprising of an open plan sitting/dining room with garden views. The sitting room gives access to the conservatory which leads through to a well maintained garden.

The contemporary kitchen is fitted with high gloss units, range of integrated appliances to include: Kuppertsbusch 5 ring hob, dish washer, microwave and oven, as well as a wine cooler and space for a large fridge/freezer. In addition is a study, carport, sun room, utility room, store room and a cloakroom.

A grand staircase leads to the first floor which comprises of five double bedrooms. The master bedroom boasts a luxury en-suite bathroom, with free standing bath, integral tv, shower cubicle, 'his and hers' sinks and separate wc. This room further benefits from a large walk-in wardrobe and garden views. Bedrooms two and three also benefit from en-suite shower rooms. There are two further bedrooms on the first floor, both having use of the family bathroom.

On the second floor are a further two bedrooms, one boasting a large open dressing room, the other housing a small kitchen should you wish to use the second floor as a separate apartment. There is also a family bathroom and separate wc.

The rear garden is predominantly laid to lawn with a large patio area, pond, range of mature trees, flower and shrub borders. This property further benefits from no forward chain and viewing is highly recommended







Brochure prepared by Charlotte Anning

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2017

Sitting/Dining Room

15.86m (52'0) max x 6.04m (19'10) narrowing to 4.11m (13'6)

Study

4.09m (13'5) x 4.21m (13'10) max

Kitchen

5.45m (17'11) x 3.77m (12'4)

Utility Room

2.42m (7'11) x 1.81m (5'11)

Sun Room

4.89m (16'1) x 1.75m (5'9)

Conservatory

3.64m (11'11) max x 4.52m (14'10) max

Bedroom 1

5.45m (17'11) x 4.87m (16') narrowing to 4.24m (13'11)

En-Suite Bathroom

4.73m (15'6) max x 2.27m (7'5) max

Dressing Room

4.9m (16'1) x 2.39m (7'10)

Bedroom 2

5.58m (18'4) max x 4.75m (15'7) max

Bedroom 3

4.24m (13'11) narrowing to 3.51m (11'6) x 3.78m (12'5)

Bedroom 4

4.13m (13'7) narrowing to 2.92m (9'7) x 3.67m (12'0)

Bedroom 5

3.39m (11'1) max x 2.7m (8'10)

Bedroom 6

5.6m (18'4) max x 3.82m (12'6)

Bedroom 7

5.58m (18'4) x 3.39m (11'1)

Bathroom

4.03m (13'3) x 1.85m (6'1)

