



**20 Talbot Drive, Highcliffe, Dorset. BH23 5RX**

**Offers In Excess Of £535,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777







**20 Talbot Drive, Highcliffe, Dorset. BH23 5RX**

**Offers In Excess Of £535,000**

A deceptively spacious two double bedroom detached bungalow situated on a private South facing plot in this well regarded location. The property has been lovingly maintained and now offers the opportunity to put your own stamp on it if desired. The property is offered with no forward chain.





## ENTRANCE PORCH

Of UPVC double glazed construction with UPVC double glazed window to the side, tiled floor, inset LED ceiling spotlight. UPVC opaque double glazed door leads into the:

## SPACIOUS ENTRANCE HALLWAY (11' 4" X 11' 11") OR (3.46M X 3.64M)

Former Airing Cupboard now with white ladder style towel radiator and linen shelving, further cloaks cupboard with hanging rail and shelving. Doors to all principal rooms.

## KITCHEN/DINING ROOM (20' 3" X 12' 11") OR (6.18M X 3.93M)

Narrowing in part to 3.01m. A wonderfully bright Kitchen/Dining Room with an excellent range of base and wall mounted cupboard and drawer units with areas of laminate work surface over. Inset four burner Gas hob with eye level electric double oven adjacent. Inset one and half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Space for under counter Fridge/Freezer and space and plumbing for dishwasher. Numerous inset LED ceiling spotlights, under cupboard lighting, numerous power points. Wall mounted panelled radiator. Breakfast Bar style seating for two/three persons. Access into the roof space via hatch with pull down ladder. Door to:



## SUN ROOM (18' 4" X 7' 2") OR (5.59M X 2.18M)

Of block and UPVC double glazed construction under a part triple-ply poly-carbonate roof. Wall light points, power points, wall mounted panelled radiators, space and plumbing for washing machine. Sliding door leads onto the Garden with a further providing a pleasant outlook and UPVC opaque double glazed door leads to the pathway to the Pergola and Garage area.

## LIVING ROOM (15' 0" X 11' 11") OR (4.56M X 3.62M)

A lovely and bright dual aspect room with large UPVC double glazed picture window to front and two UPVC double glazed windows framing the fireplace to the side. Focal point Living Flame style Gas fire set into a polished stone surround with matching hearth and mantel over. Ceiling and wall light points, wall mounted panelled radiator, double power points, television point.



## BEDROOM 1 (15' 6" X 11' 11") OR (4.73M X 3.64M)

A wonderfully bright principal bedroom with dual aspect windows facing the front and side. Built-in mirror fronted sliding door wardrobes housing hanging space and shelving. Ceiling light point, double power points, wall mounted double panelled radiator.

## BEDROOM 2 (12' 11" X 10' 11") OR (3.93M X 3.33M)

UPVC double glazed window to rear overlooking the South facing rear garden. Mirror fronted sliding door wardrobes housing hanging space and shelving. Ceiling light point, wall mounted panelled radiator, double power points, telephone point.



## SEPARATE WC

Fitted with a coloured suite comprising low level flush WC and wall hung wash hand basin. Aqua panel walls, UPVC opaque double glazed window to side aspect, ceiling light point.

## SHOWER ROOM

Large walk-in enclosed shower cubicle with curved door opening housing Mira chrome fittings, low level flush WC and pedestal wash hand basin with mirror and lighting above, aqua panel walls, UPVC opaque double glazed window to side aspect, ceiling light point.

## GARAGE (18' 1" X 8' 8") OR (5.52M X 2.63M)

Accessed via a remote controlled roller door, power and lighting.

## OFFICE (12' 4" X 8' 3") OR (3.77M X 2.51M)

A great Home office space with power, lighting and wall mounted electric heaters, window to rear.

## OUTSIDE

The rear garden is a superb feature of the property facing approximately South with a good sized area of paved patio immediately abutting the Sunroom with a beautiful Timber pergola feature behind the Garage. The remaining garden is then laid to lawn with deep mature shrub and plant borders and enclosed by timber panelled fencing. In between the property and the garage there is an access pathway in turn leading to:

## THE APPROACH

Laid to resin stone driveway parking suitable for two/three vehicles with access to the garage. Low maintenance front garden with an area of artificial lawn to add a splash of colour and the remainder then laid to attractive low maintenance landscaping.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction taking the left hand turn into Gordon Road at the main traffic lights. Continue to the end turning left again onto Chewton common Road and follow again to the end. Take the right hand turn onto Braemar Drive and follow to the end turning left then immediately right into Amberwood Drive where Talbot Drive will be found second on the left and the property will be numbered accordingly.

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## EPC RATING

The EPC rating for this property is TBC

GROUND FLOOR  
1372 sq.ft. (127.4 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.4 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.

Made with Metropix ©2024

**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe, Dorset, BH23 5EY  
01425 277 777  
highcliffe@rossnicholas.co.uk