



£1,150,000

42 Roslin Road South, Bournemouth, BH3 7EG



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This impressive property is configured to create spacious family sized accommodation and is presented in superb condition throughout with modern decor. For anyone wishing to enhance the property further there is lots of potential to extend to the rear of the house.

Accommodation:- The lounge is a super size with dual aspect and bi-fold doors to the rear garden, this room has a feature wall, half panelled with matching wallpaper above. From the reception hallway double opening glazed doors lead to an inviting dining room with bay window fitted with plantation style shutters, again very tastefully decorated with half panelled walls. The bright and airy kitchen/breakfast room is finished to a high specification, there are ample storage units, wall mounted display shelving, high quality quartz stone work surface areas with matching upstands and splashback, integrated dishwasher and a Belling Range Cooker. This room features a bespoke centre island with detailed wooden design, panelled ceiling and a large picture window overlooking the beautiful garden. From the kitchen there is access to a decked area via double opening French doors.

The first floor landing is flooded with natural light from a large window that overlooks the rear garden. Both the master and bedroom two have a good range of built-in storage units, bedroom three has access to a south facing balcony making this a lovely guest bedroom. The family bathroom and ensuite shower rooms are all in excellent, spotless condition with sleek floor and wall tiles.

The house sits on a generous sized plot, well maintained landscaped garden and driveway to the front are accessed via electronic opening gates. The rear garden is well tended, offers seclusion, enjoys a westerly aspect and with a summer house and large decked area is the perfect place to relax.

Location

Talbot Woods is considered one of Bournemouth's finest residential areas, popular for both families and the retired. The area boasts a superb blend of architectural styles, from Victorian and Edwardian classics to modern, luxurious properties. Conveniently situated close to both Bournemouth town centre and Westbourne Village, nearby facilities include The premier West Hants Racket & Sports Club and Meyrick Park which offers an 18 hole golf course, leisure club, outdoor bowling, tennis and open green spaces. Less than a mile away is the highly regarded Talbot Heath School, also within the area are access points to Talbot Heath Nature Reserve.

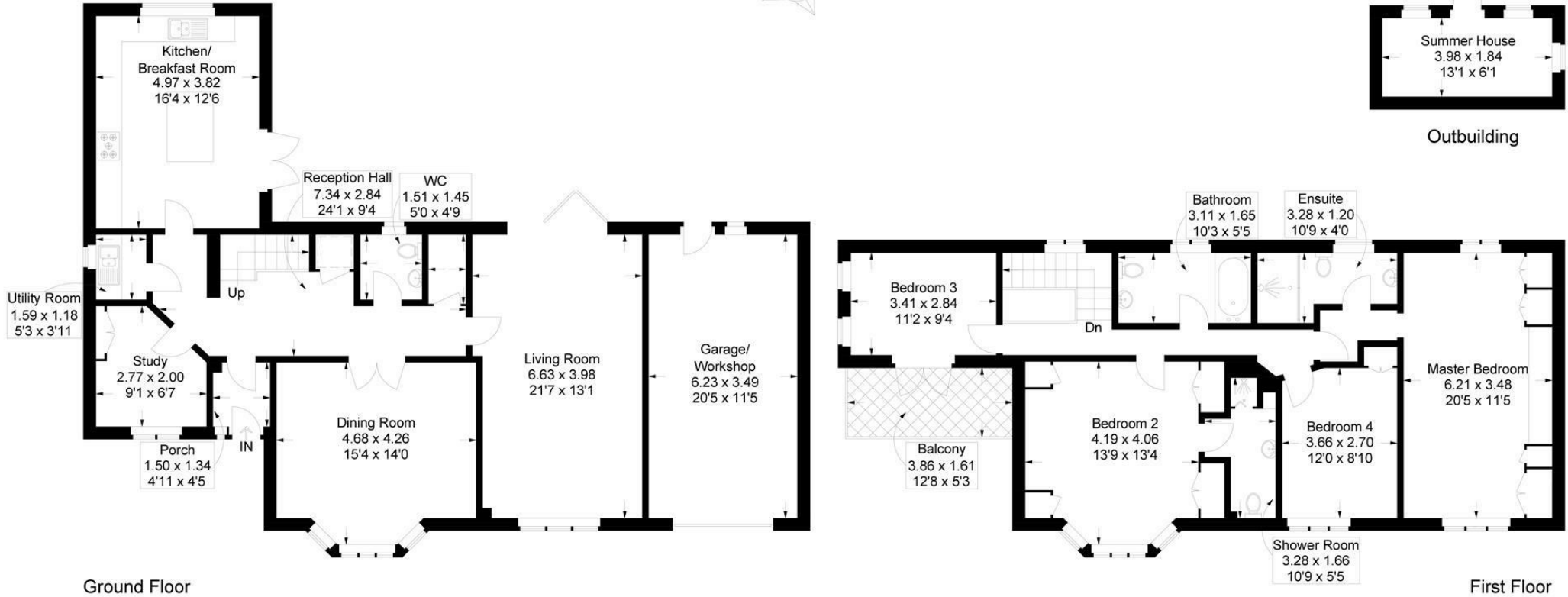


FEATURES & SPECIFICATIONS

- Substantial property in a desirable area
- Immaculate condition throughout
- Modern interior design
- Spacious, stylish kitchen
- Three luxury bathrooms
- Garage and off road parking
- Large mature private garden with summer house
- Electronic gated entrance

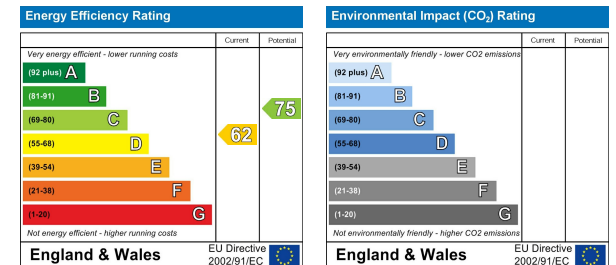
Roslin Road South, Talbot Woods

Approximate Gross Internal Area = 209.8 sq m / 2258 sq ft
 Outbuilding = 7.5 sq m / 81 sq ft
 Total = 217.3 sq m / 2339 sq ft



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



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