



9 Dulsie Road, Talbot Woods, Bournemouth, BH3 7DY



A particularly impressive, detached bungalow set on generous, secluded plot in a highly desirable location, with 3 bedrooms and a stunning open plan kitchen/living area.

- Stunning presentation throughout
- Rarely available large, single storey home
- Impressive, open plan kitchen/living area
- Separate sitting room
- 3 bedrooms
- Bedroom 1 with en-suite and dressing room
- Utility
- Luxury bathroom
- Detached garage
- Mature, secluded gardens
- No chain

ASKING PRICE:

£825,000 (Freehold)

EPC RATING:

Band - tbc







Property Description

The property is a beautifully presented, extended and renovated detached bungalow offering surprisingly spacious accommodation set on a generous secluded plot of approximately 0.21 acres.

It is located in the highly regarded area of Talbot Woods, a quiet residential area largely made up of spacious tree lined avenues where properties are well spaced apart. Whilst enjoying a quiet position Bournemouth town centre and Westbourne are only 1.5 miles away. There are a good range of local facilities and amenities including the West Hants Sports and Leisure Club, Meyrick Park and the famous blue flag sandy beaches.

The impressive accommodation briefly comprises; an entrance porch which leads to the large reception hallway with a feature part vaulted ceiling with skylight windows providing lots of natural light. The hall opens into the kitchen/dining/living area where large sliding patio doors overlook the rear garden.

The luxury kitchen offers a good range of base and eye level units with a matching island and breakfast bar. Fitted appliances include a fridge freezer, dishwasher, electric double oven and induction hob.

There is a separate utility room providing further storage space and space for additional appliances.

The sitting room has a feature fireplace and further sliding double doors overlooking the rear garden.

There are three well-proportioned bedrooms. Bedroom 1 includes a walk in dressing room together with an en suite shower room with a three-piece suite.

The main bathroom is a further feature with a vaulted ceiling and skylight windows. The luxury suite includes a large walk in shower, separate bath, WC, and wash basin.



Total Area: approximately 146.7 m² ... 1579 ft²

All measurements are approximate and for display purposes only.

Outside

The property is approached by a shingle driveway providing off road parking, double gates lead to a further secure parking area and access to the detached single garage.

The front garden is laid mainly to lawn bound by mature planted borders.

The generous rear garden enjoys a good degree of seclusion. There is a raised patio terrace stretching along the rear of the property with steps leading down to a large lawned garden call my all bound by mature well stocked planted borders. There is also a greenhouse and timber summerhouse.

Council tax band - E

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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