



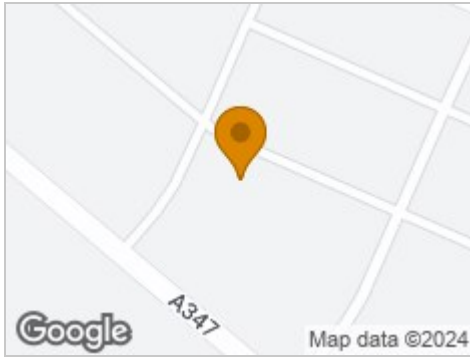
34 Stirling Road

Talbot Woods, Bournemouth, BH3 7JQ

Price Guide £995,000



Road Map



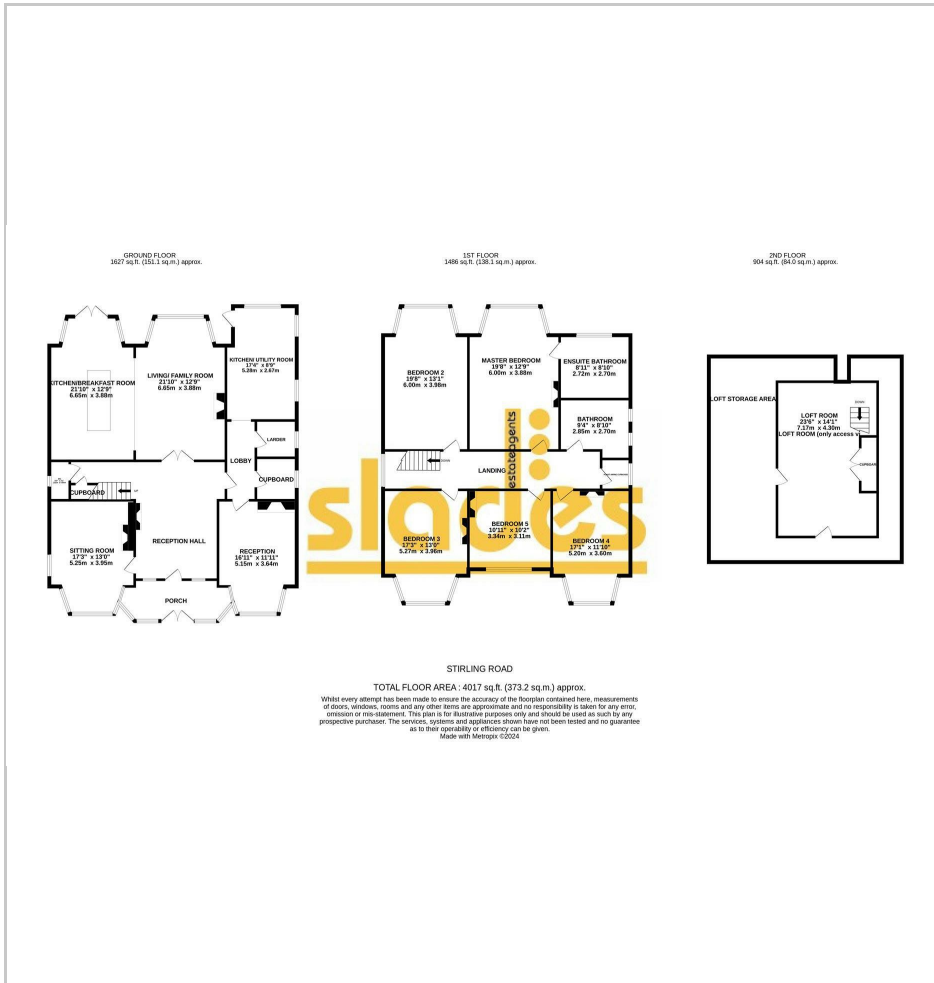
Hybrid Map



Terrain Map



Floor Plan



- BEAUTIFULLY PRESENTED 5 BEDROOM PERIOD HOME
- IMPRESSIVE 18 FT RECEPTION HALL WITH FIREPLACE
- STUNNING OPEN PLAN LIVING/ KITCHEN/ FAMILY AREA
- POTENTIAL TO FORM SELF CONTAINED ANNEXE
- 5 GOOD SIZED BEDROOMS (SCOPE TO EXTEND)
- 100ft PLUS SOUTH FACING GARDEN
- CARRIAGE STYLE DRIVEWAY
- SOUGHT AFTER RESIDENTIAL LOCATION

Viewing

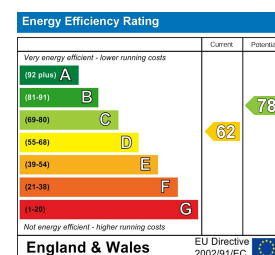
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Energy Efficiency Graph



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Welcome to this stunning detached family home built circa 1905 in the sought-after area of Talbot Woods! This impressive property boasts 5 spacious bedrooms, perfect for a growing family or those who love to have guests over. With 4 reception rooms, there is ample space for entertaining, relaxing, or even setting up a home office.

The accommodation with approximate room sizes comprises of a feature glazed ENTRANCE PORCH with casement doors and original feature tiled flooring and further stained and leaded glazed entrance door with matching glazed side screens leading to the

RECEPTION HALL

18'0" x 19'8" approx (5.49 x 6 approx)

Feature beamed ceiling, picture rail, convection radiators with thermostatic valves, useful understairs storage cupboard, recessed shelving unit and feature dual mantel wooden fireplace surround with a tiled backplate and fitted wood burner with extended tiled hearth. Doors to

CLOAKROOM

with ceiling light, frosted glazed window to the side elevation, ceramic tiled floor and column style radiator with thermostatic valve. White suite comprising of a close couple WC and corner wall hung hand wash basin.

KITCHEN / FAMILY ROOM

with partial beamed ceiling, Dutch plate rail and feature panelled walls. Continuous wood effect flooring throughout this area with feature stone fireplace surround and fitted wood burner. Convection radiators with thermostatic valves. Mixture of pendant and spotlights and arch details over the bay windows which overlook the south facing rear garden. KITCHEN AREA with extensive range of contrasting wood 'Shaker' style wall and base level kitchen cabinets with polished stone working surfaces and tiled splashbacks. There is a range of fitted appliance which include a 'SMEG' eye level electric combination oven & microwave, integrated full height fridge freezer and further under counter fridge and dishwasher. Useful larder style cabinets and space for cooker range with integrated extractor hood over. The larger ISLAND UNIT has an inset ceramic 1 ¼ bowl sink with chrome mixer tap with boiling water facility and further matching cabinets and seating area. Casement doors from the bay window lead onto the south facing sun terrace and garden beyond.

SITTING ROOM

17'3" x 12'11" (5.26 x 3.95)

having moulded ceiling cornice, central light fitting and picture rail. Integrated sound system and convection radiator with thermostatic valve. Dual mantel fireplace surround with decorative tiled backplate, open grate and hearth. Feature arch detail over frontal bay window.

ANNEXE POTENTIAL

A doorway from the reception hall leads to an internal lobby area accessing further accommodation which can easily be adapted to provide a SELF CONTAINED 1 BEDROOM ANNEXE area but currently used as part of the family house. Doors to (current use), Larder style cupboard with low level cabinet housing the electricity meter and consumer unit with a frosted glazed window to the side elevation. Separate 'cold store' with original tiled shelving and frosted glazed window to the side.

RECEPTION ROOM (STUDY/SNUG)

17'0" x 11'9" (5.2 x 3.6)

with pendant light, radiator with thermostatic valve, feature recessed fireplace with fitted log burner and deep bay window to the front elevation with fitted box seating and storage space.

KITCHEN / UTILITY ROOM

17'3" x 8'9" (5.28 x 2.67)

with dual aspect windows and trades door to the side. A range of fitted wall and base level cabinets with 1 ¼ bowl stainless steel sink and chrome mixer tap. Convection radiator with thermostatic valve. Continuous ceramic tiled floor throughout this area. Fitted box seating. Space and plumbing for washing machine and tumble dryer.

Stairs from the reception hall lead to the ¾ landing with large decorative window to the side elevation affording light to the extensive FIRST FLOOR LANDING with naturally coved ceiling, pendant lighting, picture rail and convection radiator with thermostatic valve. Large WALK IN AIRING CUPBOARD (plant room) with pendant lighting, ventilation system and frosted glazed window to the side elevation. Large pressurize hot water cylinder, wall hung Glowworm gas central heating boiler and useful storage space. Doors to

MASTER BEDROOM

19'8" x 13'0" (6 x 3.98)

having naturally coved ceiling with central pendant light, picture rail, decorative fireplace surround with open grate and convection radiator with thermostatic valve. Bay window overlooking the rear garden and adjoining door to

EN SUITE BATHROOM

8'11" x 8'10" (2.72 x 2.7)

having inset spotlights, extractor unit, frosted glazed window to the rear

elevation and modern white suite comprising of a modern shaped bath unit with Victorian style mixer taps and shower attachment over, close couple WC , pedestal wash hand basin with period chrome taps and large walk in shower cubicle with retracting glazed screens and wall integrated thermostatically controlled shower. Feature wall tiling and tile effect flooring. Chrome heated towel rail.

BEDROOM TWO

19'8" x 13'0" (6 x 3.98)

having naturally coved ceiling and pendant light, picture rail, convection radiator with thermostatic valve and bay window overlooking the rear garden.

BEDROOM THREE

17'3" x 12'11" (5.27 x 3.96)

with naturally coved ceiling, pendant light, picture rail, convection radiator with thermostatic valve. and feature fireplace surround with open grate and bay window overlooking the front elevation.

BEDROOM FOUR

17'0" x 11'9" (5.2 x 3.6)

with naturally coved ceiling, pendant light, picture rail, convection radiator with thermostatic valve and feature fireplace surround with open grate and bay window overlooking the front elevation.

BEDROOM FIVE

10'11" x 10'2" (3.34 x 3.11)

having a central pendant light, picture rail, convection radiator with thermostatic valve and decorative fireplace surround with open grate. Window to the front elevation.

FAMILY BATHROOM

9'4" x 8'10" (2.85 x 2.7)

being of a generous size with central light fitting, two frosted glazed windows, extractor unit and chrome heated towel rail. Modern suite comprising of a panel enclosed bath with Victorian style mixer taps and shower attachment over. Modern freestanding vanity style sink unit with chrome monoblock tap and useful storage beneath. Close couple WC and large walk in shower cubicle with retracting glazed screen. Wall integrated thermostatically controlled power shower. Tile effect flooring.

LOFT ROOM

23'6" x 14'1" (7.17 x 4.3)

Currently only accessed via a pull down ladder in the family bathroom (STPP there is scope to install a fixed staircase) this large boarded area provides useful additional space and has a 'Velux' style window, there are further doorways that access further full height storage space which continues into the eaves.

OUTSIDE

The property has the benefits of a CARRIAGE STYLE DRIVEWAY with a central raised lawned area and established shrubs to either side. The SOUTH FACING rear garden is a particular feature of the property having a GOOD SIZED PATIO/ TERRACE AREA immediately abutting the rear of the property which can be accessed from the kitchen/ living area and also from the utility/ annexe area whilst the remainder of the garden is predominately laid to lawn with established flower and shrub borders and fully enclosed by a mixture of fencing. There is a large shed and play area to the rear.



