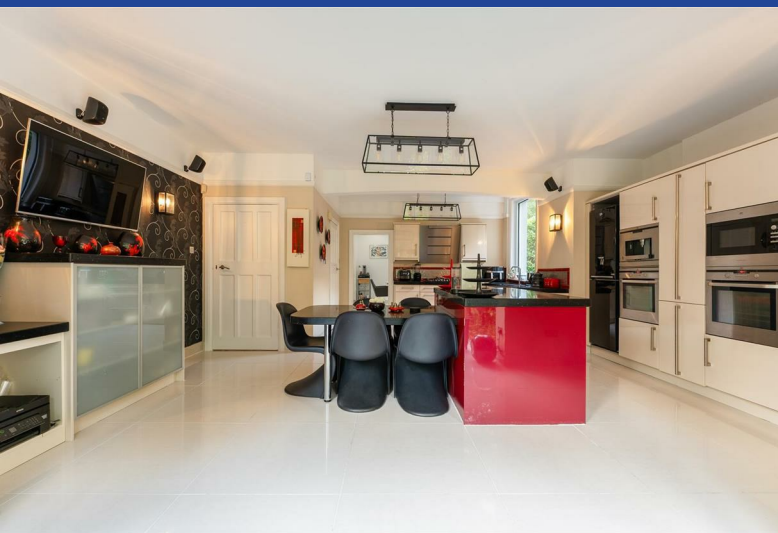




12 East Avenue

Talbot Woods, Bournemouth, BH3 7BY

Offers In The Region Of £1,300,000



Road Map



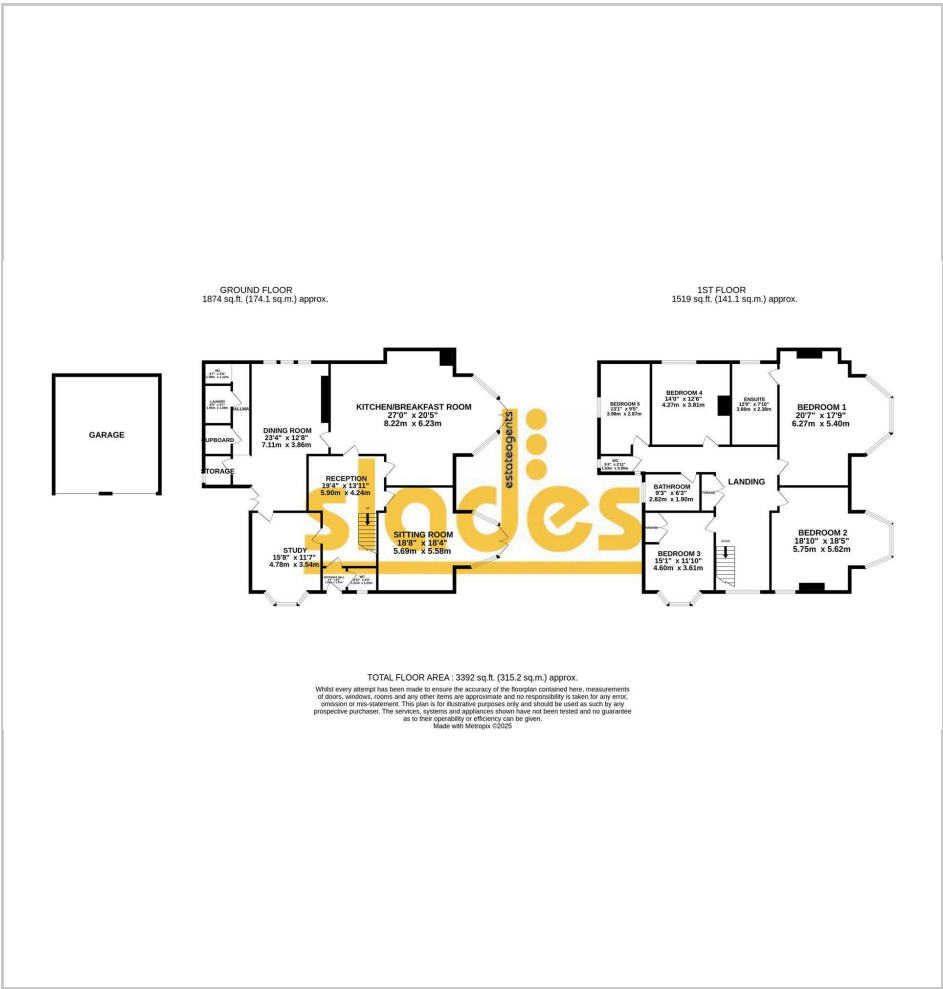
Hybrid Map



Terrain Map



Floor Plan



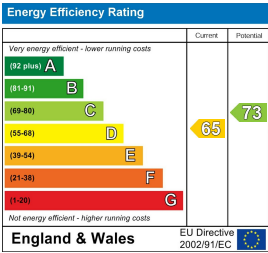
- SUBSTANTIAL CHARACTER RESIDENCE IN PRIMER LOCATION (approx 315sqm)
- SECURE GATED ENVIRONMENT
- 5 DOUBLE BEDROOMS
- 4 RECEPTION ROOMS
- MODERN 27FT KITCHEN FAMILY ROOM
- SEPARATE UTILITY, BOOT ROOM & COLD STORE ROOMS
- LUXURY BATHROOMS
- MODERN DOUBLE GLAZING
- CLOSE PROXIMITY TO WEST HANTS CLUB & TALBOT HEATH SCHOOL
- NO CHAIN

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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A stunning 5 bedroom, extensively modernised detached family residence boasting many noteworthy features and a large secluded plot. NO CHAIN

A substantial detached character home situated on a large, private plot within one of Talbot Woods premier locations. The property is ideally situated within easy reach of Bournemouth Town Centre, transport links and the popular West Hants Tennis and Leisure Club. The property retains many original features whilst having been carefully modernised by the current owners and offers generously sized accommodation comprising four reception rooms, open plan kitchen dining/room with five double bedrooms and two luxury bath/shower rooms.

The accommodation with approximate room sizes comprises of a canopied composite entrance door with decorative glazed panel leading to the;

ENTRANCE VESTIBULE

with ceiling light and door to

CLOAK ROOM

with inset spotlights and tiling to dado height, double glazed window to the side elevation, radiator and white suite comprising of a close couple WC and wall hung wash hand basin. the original leaded glazed door from the vestibule leads to the

RECEPTION HALL

19'4 x 13'11 (5.89m x 4.24m)

having naturally coved ceiling to picture rail, pendant light, Amtico style flooring, radiators and useful understairs storage cupboard. Doors to

TV / STUDY ROOM

15'8 x 11'7 (4.78m x 3.53m)

with naturally coved ceilings to picture rail, modern vertical radiator with thermostatic valve and a range of built in storage cupboards and media unit. Double glazed bay window to the side elevation. Adjoining door through to dining room.

LIVING ROOM

18'8 x 18'4 (5.69m x 5.59m)

with inset spotlights, picture rail, radiator with thermostatic valve and decorative fireplace surround with tiled backplate and hearth and Living flame gas fire. Media wall and floor to ceiling fully glazed bay window overlooking the front garden area with central casement doors. Feature arched detail over the bay.

DINING ROOM

23'4 x 12'8 (7.11m x 3.86m)

with inset spotlights, under floor heating and ceramic tiled floor, floor to ceiling double glazed windows and door to the side elevation. Access to

UTILITY SPACES

COLD ROOM with original cold shelving, storage cupboards and wall shelving. Tiled floor, window to side elevation, walk in cloaks room.

CLOAKS/ BOOT ROOM with extensive wall hanging and storage space.

UTILITY ROOM with wall hung gas central heating boiler, space and plumbing for washing machine, tumble dryer and clothes airing space

SECONDARY WC with light fitting, window to side elevation and modern white suite comprising of a close couple WC and wall hung hand wash basin with tiled splash back.

KITCHEN / FAMILY ROOM

27' x 20'5 (8.23m x 6.22m)

with ceiling lights, picture rail, ceramic tiled floor with continuous under floor heating and extensive range of high gloss finished wall and base level cabinets and polished stone worktops with under hung sink and built in draining system. Five burner 'AEG' gas hob with modern decorative extractor wall behind, integrated dishwasher, space for full standing fridge freezer and built in coffee machine, two ovens and combi oven. Useful larder style cupboards and floor to ceiling double glazed bay windows with central casement doors onto the garden.

From the reception hall the staircase leads to the bright and spacious galleried landing with decorative leaded glazed picture window to the side elevation. Pendant lighting, picture rail, recessed double width AIRING CUPBOARD also housing the factory lagged hot water cylinder with shower pumps and useful shelving space. Radiator with thermostatic valve. Doors to

MASTER BEDROOM SUITE

20'7 x 17'9 (6.27m x 5.41m)

having naturally coved ceiling and two pendant lights, radiator with thermostatic valve and dual mantel fireplace surround with inset mirror. Extensive range of built in bedroom furniture and double glazed bay window to the front elevation. Door to

EN SUITE BATH / SHOWER ROOM

12' x 7'10 (3.66m x 2.39m)

with inset lighting, decorative wall and floor tiling and double glazed window to the side elevation. Luxury suite comprising of an enclosed cistern WC, sunken spa bath with centrally mounted taps, large walk in shower enclosure and 'his and hers' sinks with decorative chrome taps. Built in wall cabinets.

BEDROOM TWO

18'10 x 18'5 (5.74m x 5.61m)

with naturally coved ceiling and picture rail, two pendant lights, radiator with thermostatic valve and dual mantel fireplace surround with inset mirror. Extensive range of built in bedroom furniture and double glazed bay window overlooking the front garden.

BEDROOM THREE

15'1 x 11'10 (4.60m x 3.61m)

having naturally coved ceiling with two light fittings, radiator with thermostatic valve and extensive range of bedroom furniture and double glazed bay window to the side elevation.

BEDROOM FOUR

14' x 12'6 (4.27m x 3.81m)

with naturally coved ceiling and two light fittings, picture rail, radiator with thermostatic valve and an extensive range of built in bedroom furniture. Decorative fireplace surround and double glazed window to the side elevation.

BEDROOM FIVE / DRESSING ROOM

13'1 x 9'5 (3.99m x 2.87m)

with ceiling light, picture rail, radiator and double-glazed window overlooking the rear garden. Extensive range of built in bedroom furniture, dressing tables, wardrobes and pull down double bed.

FAMILY BATHROOM

9'3 x 6'3 (2.82m x 1.91m)

having inset spotlights, frosted double glazed window to the rear elevation and a modern suite comprising of a panel enclosed bath with decorative mixer tap, enclosed cistern WC and modern vanity style sink unit with matching tap. Large walk in shower cubicle with dual head shower valve and heated towel rail. Decorative wall panelling and contrasting floors.

SEPARATE WC

with inset spotlight, decorative tiling to dado height and double glazed window to the rear elevation. Modern white suite comprising of a close couple WC with dual flush and wall hung hand wash basin.

OUTSIDE

Externally the property is positioned centrally on a large, private plot being mainly laid to lawn with a selection of attractive shrub and flower borders. The property features a detached double garage perfect for an annexe, gym or home office. A long secure gated driveway provides ample off-road parking.

