



Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£450,000



Bishop Close, Talbot Village, Poole, Dorset, BH12 5HT

- * 95 Square Metres / 1022 Square Feet ***
- * Three/Four Bedrooms * 25ft Lounge Dining Room ***
- * Games Room / Bedroom Four with Vaulted Ceiling ***
- * Conservatory * Kitchen with Quartz Worktops ***
- * 16ft11 x 8ft7 Garage * Driveway * Westerly Garden ***
- * EPC C Rated * Council Tax Band E ***

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Bishop Close, Talbot Village, Poole, Dorset, BH12 5HT:

Front of property laid to tarmac providing driveway parking for four vehicles in tandem and access to garage. Electric car charge point. Side aspect gate leads to rear garden. Composite front door to

<u>Entrance Hallway:</u>	Plain ceiling with two ceiling light points and fitted smoke detector. Front aspect floor to ceiling frosted window. Single panelled radiator, central heating thermostat control and electrics consumer unit. Fitted alarm panel. Wood laminate flooring.
<u>Ground Floor Cloakroom:</u>	Plain sloping ceiling with ceiling light points and fitted extractor fan. Vanity unit with inset wash basin with mixer tap over and concealed cistern WC. Double panelled radiator and wood laminate flooring.
<u>Lounge Through Diner:</u>	<u>25' x 10' 9 / 7.62m x 3.28m (approx')</u> . Plain coved ceiling with three ceiling light points. UPVC double-glazed window to front aspect and UPVC double casement doors leading to conservatory. Two double panelled radiators, TV/media point & telephone point.
<u>Games Room (or Bedroom 4):</u>	<u>10' 2 x 8' 10 / 3.09m x 2.69m (approx')</u> . Plain vaulted ceiling with two fitted Velux windows and UPVC double-glazed window to rear aspect. Single panelled radiator and TV/media point.
<u>Conservatory:</u>	<u>12' 2 x 9' 8 / 3.71m x 2.95m (approx')</u> . Insulated roof, UPVC double-glazed windows to side and rear aspects. Double casement doors lead to garden. Tiled flooring.
<u>Kitchen:</u>	<u>11' 2 x 8' / 3.40m x 2.44m (approx')</u> . Plain ceiling with recessed down lighting. UPVC double-glazed window to rear aspect. Door provides access to garden. A range of wall and base mounted units with quartz work surfaces over with integrated sink unit with mixer tap. Integrated electric oven with four burner gas hob, glass splashback and cooker hood. Integrated washing machine and integrated dishwasher. Space for fridge / freezer. Splash back upstand, wood laminate flooring. Single panelled radiator.
<i>Staircase from hallway to first floor landing</i>	
<u>Landing:</u>	Plain ceiling, ceiling light point and mains wired smoke detector. Hatch provides access to loft. Airing cupboard housing pre-lagged hot water cylinder tank with shelved storage over.
<u>Bedroom One:</u>	<u>12' 4 x 11' 8 / 3.76m x 3.56m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Built in double wardrobes with hanging rails and storage over. Single panelled radiator and TV/media point.
<u>En-Suite Shower:</u>	<u>5' 10 x 5' 9 / 1.78m x 1.75m (approx')</u> . Plain ceiling, recessed down lighting and fitted extractor fan. Frosted UPVC double-glazed window to front aspect. Vanity unit with raised wash hand basin. Shower cubicle with electric shower. Low level WC, single panelled radiator and premium vinyl flooring.
<u>Bedroom Two:</u>	<u>9' 9 x 8' 5 / 2.97m x 2.57m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Built in double wardrobe with hanging rail and storage over. Single panelled radiator.
<u>Bedroom Three:</u>	<u>8' 6 x 8' 4 / 2.59m x 2.54m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Built in double wardrobe with hanging rail and single panelled radiator.

Family Bathroom: **7' x 5' 6 / 2.13m x 1.68m (approx').** Plain ceiling with recessed down lighting and fitted extractor fan. Frosted UPVC double-glazed window to side aspect. Vanity unit with inset wash hand basin and mixer tap. Panelled bath with fitted shower screen thermostatic shower valve. Concealed cistern WC. Panelled radiator, splash back tiling and premium vinyl flooring.

Garage: **16' 11 x 8' 7 / 5.16m x 2.62m (approx').** Pitch tiled roof & up-and-over door and rear access door. Wall mounted gas central heating boiler. Power supply to hot tub and hot & cold-water supply (used for a dog bath).

Rear Garden: Partially laid to patio with the remainder laid to easy grass and having fenced boundaries. Garden being to a westerly aspect.



