



# Roberts

Sales, Lettings & Block Management

**DETACHED FAMILY HOUSE**

**£400,000**



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

- \* 94 Square Metres / 1012 Square Feet \***
- \* Four Bedrooms \* Two Reception Rooms \***
- \* Bathroom, En-Suite Shower & GF Cloakroom \***
- \* Driveway Parking \* 16ft10"x 8ft7" Garage \***
- \* Private & Secluded Garden \* No Forward Chain \***
- \* Council Tax Band E \* EPC C-Rated \***

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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 & bay windows where appropriate.

## **Bishop Close, Talbot Village, Poole, BH12 5HT:**

Front garden laid to patio and shingle with borders and shrubs. Driveway off road parking for two/three vehicles in tandem with access to garage. Side gate leads to rear garden. Glazed front door leads into:

### **Entrance Hallway:**

Plain ceiling with two ceiling light points and mains wired smoke detector. Single panelled radiator, central heating thermostat. under stairs storage cupboard.

### **Ground Floor Cloakroom:**

Plain ceiling, ceiling light point and frosted UPVC double-glazed window to front aspect. Low-level WC and pedestal wash hand basin with mixer tap. Splash back tiling and electrics consumer unit located to this area.

### **Lounge Reception Room:**

**16' 7 x 11' 2 / 5.06m x 3.41m (approx')**. Plain coved ceiling with two ceiling light points. UPVC double-glazed window to front aspect. Fire surround with electric fire. Two single panelled radiators, telephone point and TV/media point.

### **Dining Room:**

**10' 10 x 7' 11 / 3.29m x 2.41m (approx')**. Plain coved ceiling, ceiling light point. UPVC double-glazed double casement doors to garden. Single panelled radiator.

### **Kitchen:**

**10' 10 x 9' 5 / 3.29m x 2.86m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect with glazed door leading to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood. Integrated under counter fridge and under counter freezer. Space and plumbing for washing machine. Cupboard housing gas central heating boiler. Double panelled radiator, splash back tiling and tiled flooring.

### ***Staircase from hallway to first floor landing***

### **Landing:**

Plain ceiling, two ceiling light points and mains wired smoke detector. Hatch providing access to loft and UPVC double-glazed frosted window to side aspect. Airing cupboard with pre-lagged hot water cylinder tank and shelved storage.

### **Bedroom One:**

**11' 8 x 10' 8 / 3.56m x 3.25m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator. Fitted his and hers wardrobes with hanging rails. TV point.

### **En-Suite Shower Room:**

Plain ceiling with ceiling light point and fitted extractor. Frosted UPVC double-glazed window to side aspect. Low-level WC, pedestal wash hand basin, splash back tiling and single panelled radiator. Shower cubicle with fitted electric shower. Fitted storage cupboard with shelf.

### **Bedroom Two:**

**9' 11 x 8' 2 / 3.02m x 2.48m (approx')**. Plain ceiling, ceiling light point. UPVC double-glazed window to rear aspect. Fitted wardrobe. Single panelled radiator.

### **Bedroom Three:**

**8' 2 x 7' 5 / 2.48m x 2.26m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Fitted wardrobe. Single panelled radiator.

### **Bedroom Four:**

**7' 7 x 7' 5 / 2.32m x 2.26m (approx')**. Plain ceiling, ceiling light point, UPVC double-glazed window to front aspect. Fitted wardrobe. Single panelled radiator.

### **Family Bathroom:**

Plain ceiling, ceiling light point and extractor. UPVC double-glazed frosted window to side aspect. Panelled bath with shower mixer tap. Low-level WC and pedestal wash hand basin. Splash back tiling, tiled flooring and single panelled radiator.

### **Rear Garden:**

52ft in length, private and secluded laid to lawn and patio with mature trees.

### **Garage:**

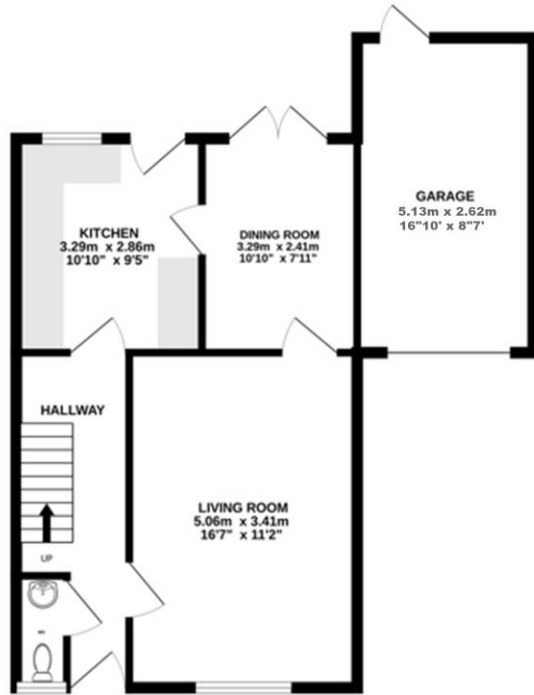
**16' 10 x 8' 7 / 5.13m x 2.62m (approx')**. Up-and-over door with rafter storage.



94 Square Metres  
1012 Square Feet



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Ground Floor



First Floor

