



Reduced To £1,195,000

2 Berwick Road, Bournemouth, BH3 7BB



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Full Details

Superb opportunity to purchase this stunning four double bedroom three reception room detached luxury home built approximately 8 years ago in an Arts and Craft style situated in the desirable location of Talbot Woods. Quality fixtures and fittings throughout with a stunning open plan kitchen/breakfast and sitting room.

This contemporary house has a modern theme continued throughout with an elegant reception hall which leads to a dual aspect lounge with double opening French doors to the rear garden, a second reception room used for more formal dining, study, utility room and the impressive open plan kitchen. A range of wall and base units with quartz stone work surfaces provide ample storage and there is access to the rear garden, space for relaxed dining and a stylish sitting area.

Upstairs there are four double bedrooms all with fitted wardrobes, bedrooms one and two have the added benefit of en-suite rooms, and the family bathroom.

Outside a detached double garage is positioned at the end of a long driveway secured with electric gates. There is also a stylish detached lodge with shower room, an ideal home office, annex or teenage getaway. To the rear is a manageable garden mainly laid to lawn with mature shrub borders and sunny patio area.

Additional benefits include underfloor heating and timber framed double glazed windows.

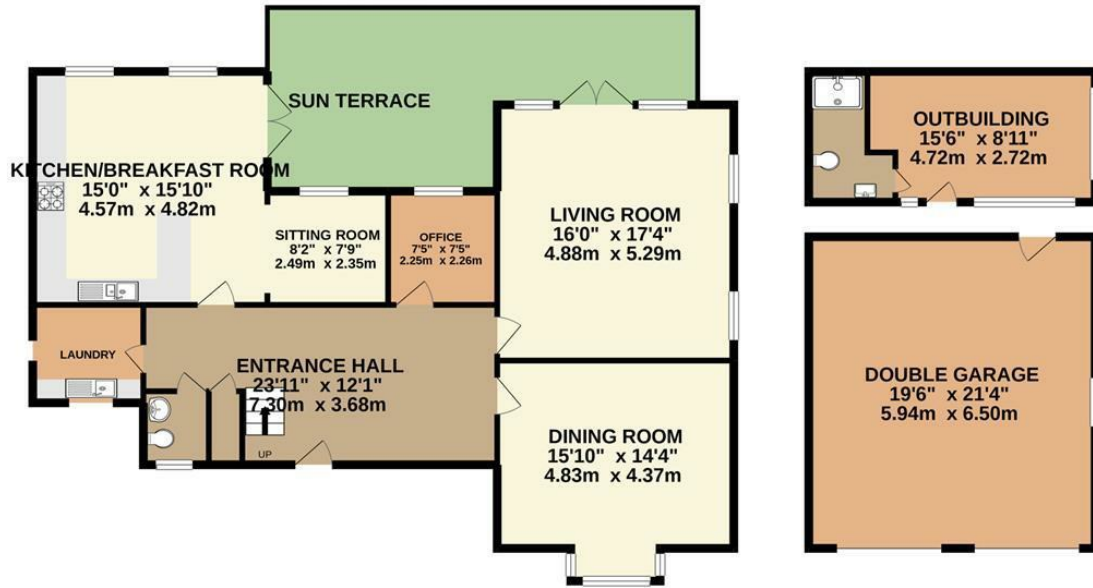
Must be viewed to appreciate the accommodation on offer.



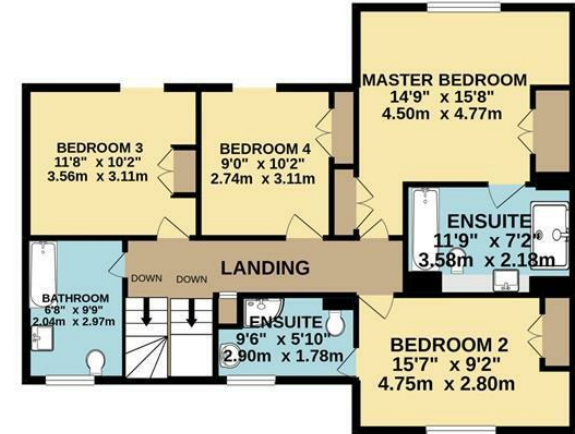
FEATURES & SPECIFICATIONS

- Individually Designed Detached Property
- Sought After Talbot Woods Location
- Four Double Bedrooms
- Two En-Suites and Family Bath
- Three Reception Rooms
- Underfloor Heating
- Electronic Gated Entry
- Detached Annex/Home Office
- Detached Double Garage.
- Close to Golf and Tennis Clubs

GROUND FLOOR
1756 sq.ft. (163.2 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 2611 sq.ft. (242.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(09-80) C			
(55-68) D				(05-68) D			
(39-54) E				(09-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	2002/91/EC	England & Wales		EU Directive	2002/91/EC



www.saxecoburg.co.uk

716 Christchurch Road, Bournemouth, Dorset, BH7 6BZ

T: 01202 303066 info@saxecoburg.co.uk



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