



## Dulsie Road

Bournemouth, BH3 7EA

Guide Price £670,000 -  
£700,000

- Detached Bungalow
- Scope to Extend (sstp)/Loft Conversion
- Front and Expansive Rear Gardens
- Generous Overall Plot
- Integral Garage
- 3 Bedrooms/1 Reception (2 bed/2 receptions)
- Enviable Location
- No Forward Chain



## HOUSE & SON

House & Son are favoured with marketing instructions for this circa 1950's/1960's built detached bungalow situated in the prestigious Talbot Woods. This home has been in the same family ownership since new. The overall generous plot (approximately 0.28 acre) is rarely found (please refer to land registry plan) and is enjoyable home based on the original footprint or as an ideal development opportunity, with a loft conversion and extension (stpp). Either way, this is an exiting and rare opportunity to find property in the sought after Talbot Woods. The immediate and surrounding area has amenities including schooling, West Hants tennis club, Queens Park golf course, mainline train station and travel exchange. Bournemouth town centre and blue flag beached are also within close proximity.

## ENCLOSED PORCH

**10' 0" x 5' 6" (3.05m x 1.68m)**

Tiled floor. Provision for shoes/coats etc. Obscure multi painted front door to entrance hall.

## ENTRANCE HALL

**15' 0" x 9' 4 max" (4.57m x 2.84m)**

"L"-shaped entrance hall. Wood block flooring. Cupboard concealing hot water cylinder with fitted immersion pinewood shelving, further closet space. Picture rail.

## LOUNGE

**15' 0" x 11' 0" (4.57m x 3.35m)**

Dual aspect with window to front and further set of French doors to rear. Feature Purbeck stone fireplace with step up hearth. Radiator. Picture rail.

## KITCHEN

**10' 10" x 9' 1" (3.3m x 2.77m)**

Double glazed window to rear with view over none overlooked private established gardens to rear. Two and half bowl stainless steel sink unit and drainer with mixer taps over. Fitted range of eye level cabinets, fitted range of base units incorporating drawers, roll top work surfaces over. Part tiled walls, serving hatch, space for cooker, gas point. Space for washing machine, space for fridge/freezer. Pantry with shelving. Wall mounted gas fired boiler. Part glazed door to side.

## BEDROOM ONE

**14' 7 into bay" x 10' 4" (4.44m x 3.15m)**

Double glazed part circular bay window to front with view over deep lawned front garden. Picture rail wood block flooring. Radiator.

### **BEDROOM TWO**

**14' 0" x 11' 5" (4.27m x 3.48m)**

Dual aspect windows, wood block flooring. Built in wardrobe. Radiator. Picture rail.

### **BEDROOM THREE/DINING ROOM**

**11' 0" x 9' 0" (3.35m x 2.74m)**

Window to rear with view over lawned and expansive wooded garden to rear, private outlook. Radiator. Picture rail.

### **BATHROOM**

Obscure double glazed window to side. Ceramic tiled floor and walls. Bath with side panel, "T"-bar thermo tap with shower attachment, shower screen to side. Vanity unit with inset wash hand basin. Ladder towel rail.

### **SEPARATE WC**

Obscure double glazed window to side. Complementing the bathroom tile choice, with tiled walls and floor. Low level WC.

### **STAIRS TO FIRST FLOOR LANDING**

Accessed via entrance hall. Access panel into roof for general storage. Door to loft room.

### **LOFT ROOM/OCCASIONAL ROOM**

**11' 5" x 11' 4" (3.48m x 3.45m)**

Double glazed Velux style window to side. Radiator.

### **FRONT GARDEN**

Red brick boundary wall. A "deep" lawned front garden.

### **INTEGRAL GARAGE**

**16' 0" x 8' 6" (4.88m x 2.59m)**

Up and over door.

### **DRIVEWAY**

Long driveway, parking for several vehicles tandem style, leading to integral garage.

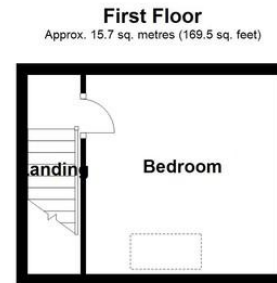
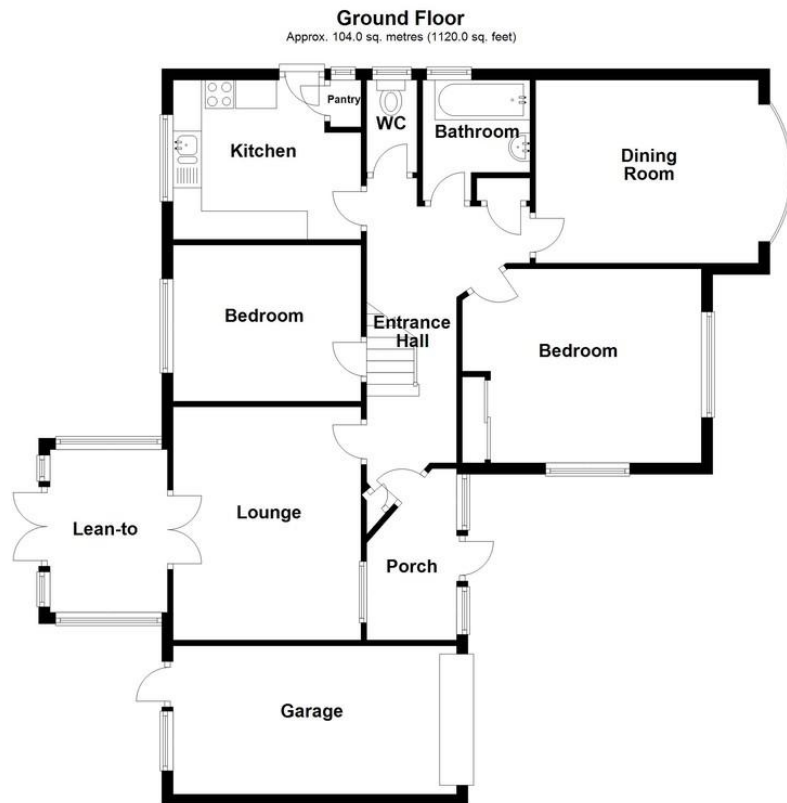
### **REAR GARDEN**

An exceptional garden with a none overlooked position with a mature boundary. The garden is lawned with centralised pathway.

### **AGENT'S NOTE**

0.28 acre plot (approximately) = 12,196 sq ft/1,133 sq m.





Total area: approx. 119.8 sq. metres (1289.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole Council

18/12/2023, 13:20 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | Contact

**Energy performance certificate (EPC)**

<small>12 Dorian Road, Bournemouth, BH9 2HA</small>	<b>Energy rating</b> <b>E</b>	<small>Valid until: 11 December 2033</small> <small>Current system: 7288-5652-8822-0301-0213</small>
Property type	Detached house	
Total floor area	100 square metres	

**OFFICE**

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements