



45 Dulsie Road, Talbot Woods, Bournemouth, BH3 7DZ



An impressive, detached chalet style home offering both spacious and beautifully presented accommodation set on a generous secluded plot in a highly sought after location.

- Three/four bedrooms
- Three bath/shower rooms
- Two reception rooms
- 37ft conservatory
- 'In and out' driveway and garage
- Garden summer house
- Modern kitchen/breakfast room
- Built in wardrobes
- Approx 2,448 sq ft inc garage

ASKING PRICE:

£925,000 (Freehold)

EPC RATING:

Band - tbc







The property is a detached chalet style home offering particularly spacious ground floor accommodation complimented by two first floor bedrooms, all presented beautifully throughout. The property stands on a generous, level plot of approximately 0.18 acres.

It is located in the highly regarded area of Talbot Woods, a quiet residential area largely made up of spacious tree lined avenues where properties are well spaced apart. Whilst enjoying a quiet position Bournemouth town centre and Westbourne are only 1.5 miles away. There are a good range of local facilities and amenities including the West Hants Sports and Leisure Club, Meyrick Park and the famous blue flag sandy beaches.

The accommodation briefly comprises a spacious reception hall, sitting room, separate dining room, large conservatory and the kitchen/breakfast room with a range of fitted appliances including a double oven, microwave, and dishwasher.

On the ground floor there are two double bedrooms with fitted wardrobes and en-suites.

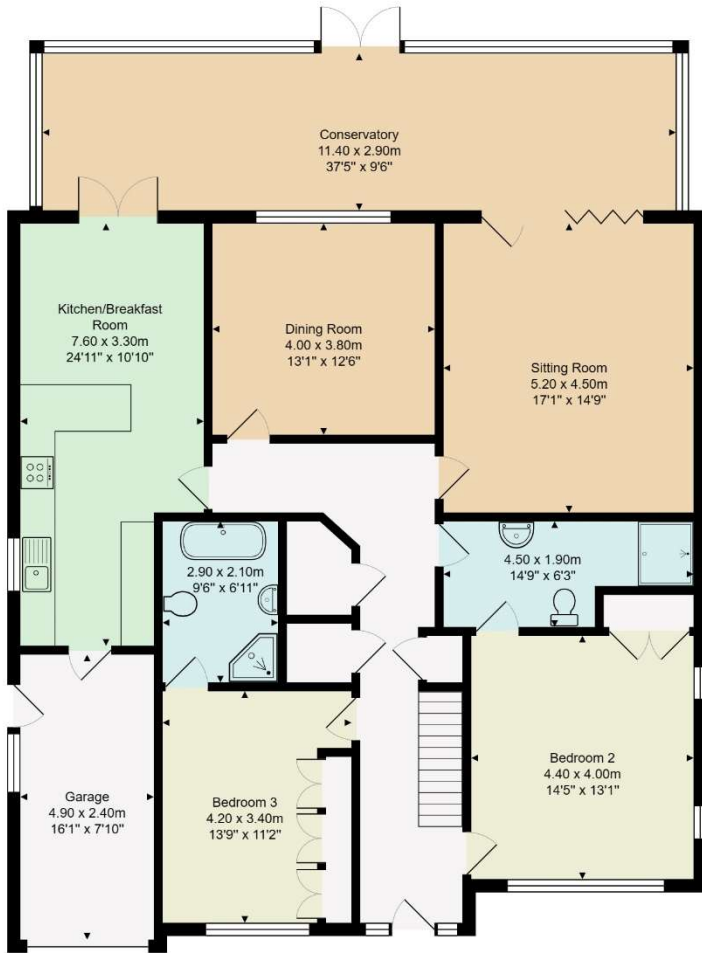
Upstairs is bedroom one with a range of fitted bedroom furniture and access to eaves storage space. The en-suite features a spa bath.

Outside there is a brick paved 'in and out' driveway providing parking for several vehicles and access to the integral garage.

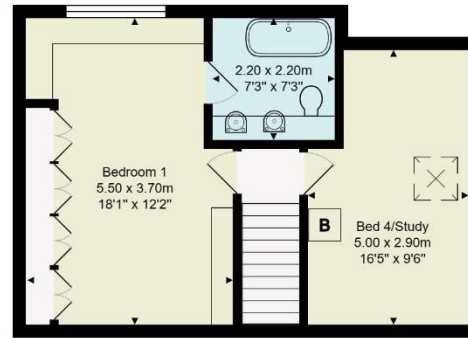
The rear garden is a particular feature with a patio area along the rear of the property. The majority of garden is laid to lawn with well stocked, planted borders and a further patio with a garden summer house.

Council tax band - E





Ground Floor



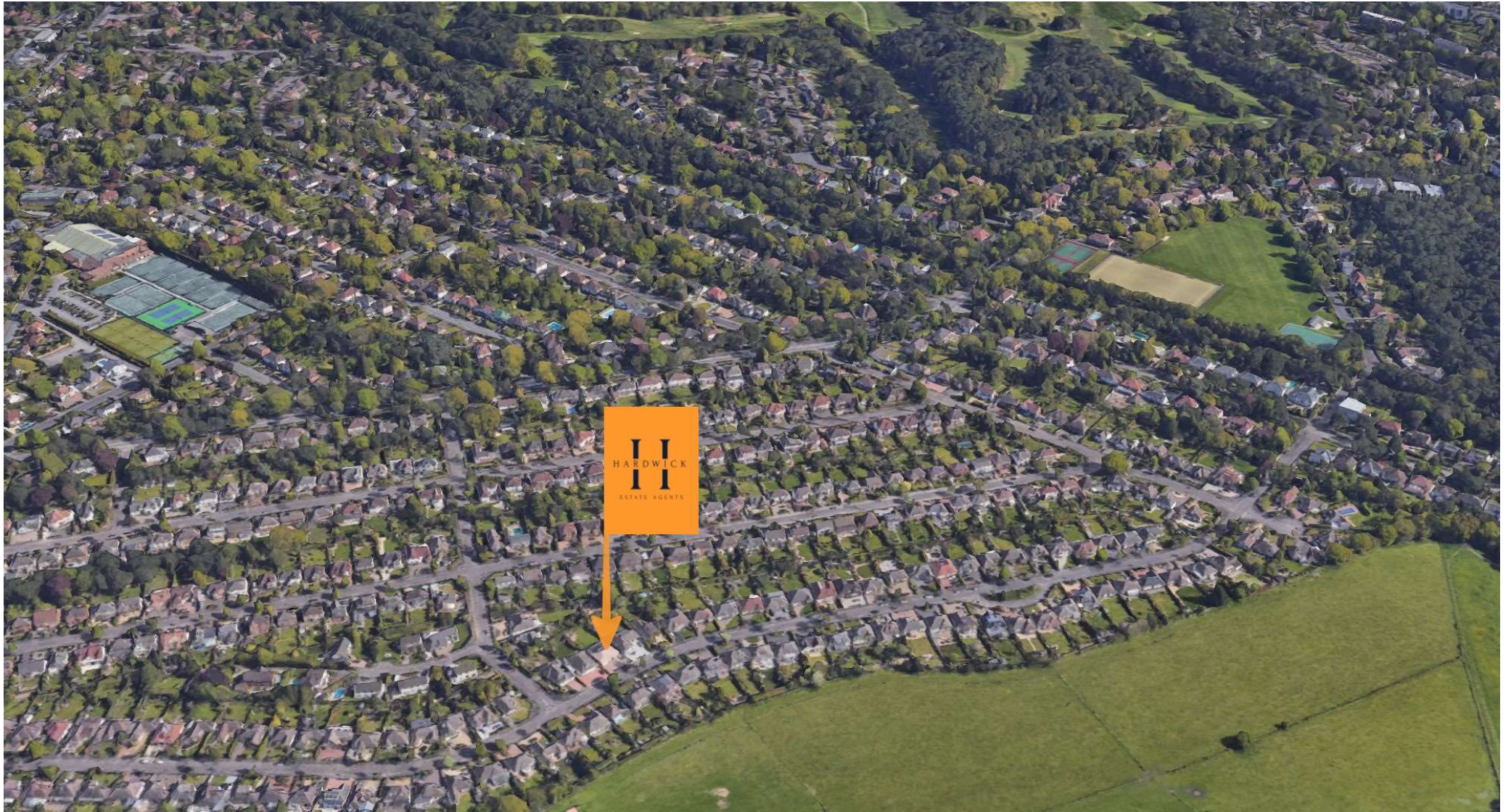
First Floor

Total Area: 227.4 m² ... 2448 ft²

All measurements are approximate and for display purposes only. Including garage.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk