





HOUSE & SON

House & Son are delighted to be able to offer for sale this exceptional home in the sought after prestigious Talbot Woods location. This property has been modernised and re-modelled to a luxury high specification throughout.

The accommodation comprising of Private Front Door entrance, 'L'-shaped entrance hall, storage closet, two double bedrooms (new en-suite to master bedroom), feature lounge with tall ceilings and the 'heart' of the home the re-modelled kitchen/diner being finished in 'on-point' grey colour shaker style kitchen cabinets. The kitchen has integrated appliances including BOSCH four ring gas hob and electric combination oven. The main bathroom has been tastefully renewed, with choice tiled walls and floor, luxury three piece suite included a free standing double ended bath, complementing this 'chic clean' look.

Externally, there is a direct access onto the private resident's south facing garden. Located within the grounds is casual parking bay to side and a single pitched roof garage within a block.

This luxury ground floor apartment is not to be missed!



COVERED PORCH

Private Entrance with feature new contemporary panelled door to entrance hall.

ENTRANCE HALL

"L"-shaped wide hall. Tall ceilings, recessed ceiling downlighters. Radiator. Modern flooring in a soft 'tonal grey'.

CLOAKROOM

Deep recessed storage space for coats/storage etc.

LIVING ROOM

16' 6" x 12' 2 into bay" (5.03m x 3.71m)

Tall double glazed bay window with view towards 'The Green' on Talbot Avenue. Tall ceilings, recessed ceiling LED lighting. Two radiators. An inviting and airy space with versatile use.

KITCHEN/DINER

15' 9" x 13' 0 overall size" (4.8m x 3.96m)

KITCHEN AREA

Remodelled and new installation of cabinets finished in 'on point' grey colour with complementing door furniture. Double glazed window with a 'green and leafy' outlook. An enamelled one and a half bowl sink with drainer to side, mono block tap over with 'swan neck'. Modern shaker style kitchen cabinets with fitted eye level units, complementing base units incorporating drawers, square edge work top surfaces with upstands over. Built in four ring BOSCH gas hob with cooker filter hood over, single electric BOSCH combination oven with storage above and below. 'Pull' out racked storage. Space and plumbing for washing machine. Space for fridge/freezer. Recessed ceiling downlighters. 'Tonal grey' floor covering.

DINING AREA

Provision for table and chair set. Radiator. Built in closet for general storage housing gas fired combination boiler. 'Tonal grey' floor covering.

BEDROOM ONE

12' 5" x 11' 7" (3.78m x 3.53m)

Double glazed window to rear with outlook over private lawned southerly aspect resident's garden with mature shrubs to side and rear boundary. Radiator.

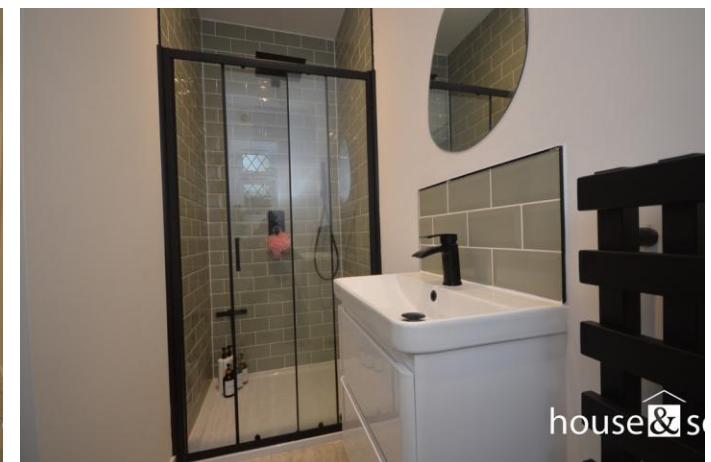


EN-SUITE

10' 2" x 3' 3" (3.1m x 0.99m)

Obscure double glazed window to side. Recently remodelled to a luxury specification. Shower enclosure with sliding glazed door, low profile shower tray, tiled walls with inset contrast border. Fixed overhead shower and hand held shower attachment. Modular two drawer 'semi floating' vanity unit with inset wash hand basin, complementing tiled splashback. Low level WC. Wall mounted modern design heated towel rail. Ceramic tiled floor. Recessed LED ceiling







downlighters. Extractor fan.

BEDROOM TWO

12' 0" x 11' 3" (3.66m x 3.43m)

Double glazed window with view over lawned garden to rear. Radiator. Built in three door wardrobe with hanging rails and storage, including media point.

BATHROOM

7' 9" x 5' 0" (2.36m x 1.52m)

High specification, luxury finish with 'choice bathroom fittings.' Free standing double ended bath, free standing bath mixer filler taps. Wall mounted two drawer vanity unit with counter, tap with feature wash hand basin with basin with mixer filler over. Low level WC. Fully tiled walls and flooring. Wall mounted modern towel rail. Extractor fan. Recessed ceiling LED downlighters.

OUTSIDE

Screened hedging to boundary wall to front. Oversized driveway entrance, leading into 58 Stirling Road. There is a casual parking area to the left for four/five vehicles.

GARDENS

There are private communal wrap around gardens, lawned to front, mature boundary to side and resident's southerly aspect private garden to rear, enjoying a non-overlooked position with mature trees and shrub boundary.

GARAGES

Garage block of five individual garages. Garage nearest to the resident's garden relates to flat No2. 'Up and over' door, storage to rafters.



Ground Floor

Approx. 76.3 sq. metres (821.5 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 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 (Tel: 01202 556006)
Plan produced using PlanUp.



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Energy performance certificate (EPC)

Flat 2 58 Stirling Road BOURNEMOUTH BH3 7JH	Energy rating D	Valid until: 25 June 2033 Certificate number: 2463-3027-7206-2877-9200
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Property type

Ground-floor maisonette