



- Prestigious Talbot Woods
- Five Bedrooms Detached House
- South Facing Garden
- No Forward Chain

**Dunkeld Road, Bournemouth, BH3 7EN**

House & Son. Guide Price £975,000 - £1,000,000.

**Guide Price £975,000 - £1,000,000**



## Property Description

### HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

House & Son are delighted to bring to market this character five double bedroom detached home, occupying a generous overall plot with a large southerly aspect garden to the rear. The accommodation is versatile, comprising an enclosed porch, a spacious reception hallway, and a ground-floor cloakroom, separate sitting room, separate dining room and a good size kitchen/diner. There are three bathrooms (en-suite to the master bedroom), a garden room/office to the rear, a conservatory and a tandem length garage with the benefit of a swing 'in & out' driveway to the front. An impressive home waiting for a new home owner. General updating required.



### FEATURE ENTRANCE PORCH

Wooden and part glazed front door.

### INNER PORCH

Tiled floor. Provision for shoes and coats etc. Multi-panelled door to the entrance hall.

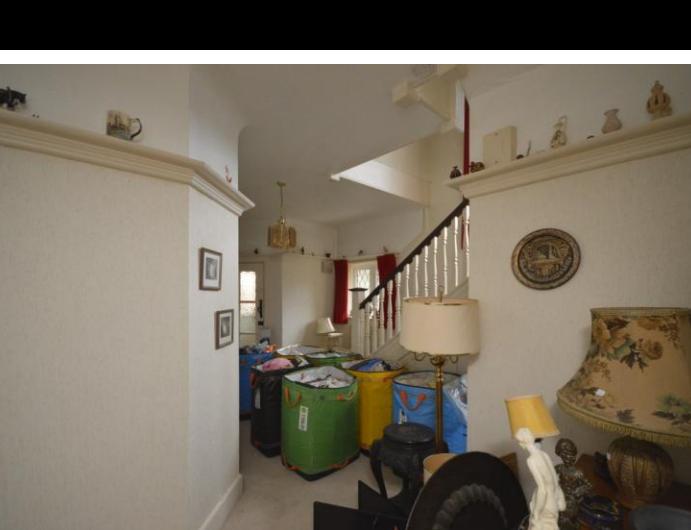
### ENTRANCE HALL

**16' 1 plus recess for coats storage" x 16' 1" (4.9m x 4.9m)**

Impressive feature entrance hall, 'L'-shaped with a returning part galleried landing. Plate rail. Radiator.

### GROUND FLOOR WC

Obscure double-glazed window to the side. Vanity unit with an inset wash hand basin. Low-level WC. Part mirrored wall. Electric heater.



### SITTING ROOM

**21' 8 into bay" x 15' 11" (6.6m x 4.85m)**

Southerly aspect with enviable view over the private patio and lawned garden. Double-glazed bay window and inset French doors accessing onto the garden. Feature surround fireplace with an inset marble effect backing plate with raised stone hearth. Two small, obscure double-glazed windows to either side of the chimney. Picture rail. Two radiators.

### DINING ROOM

**16' 4 into bay" x 13' 5" (4.98m x 4.09m)**

Double-glazed bay window to the rear, enjoying views over the southerly aspect lawned private rear garden. Decorative panelled ceiling. Picture rail. Radiator. Double-glazed door to bay, accessing onto outer utility/porch.

### SHOWER ROOM

Obscure double-glazed window to the front. Step up to walk-in shower, electric shower. Tiled walls. Pedestal wash hand basin. Low-level WC. Double closet airing cupboard with pre-lagged tank, fitted immersion and pinewood shelving.

### INNER HALLWAY

Leading to the ground-floor shower room, kitchen/diner and outer utility porch, office and conservatory.

### KITCHEN/BREAKFAST ROOM

**24' 9" x 11' 4 max" (7.54m x 3.45m)**

### KITCHEN AREA

Double-glazed window to the front with a view over a neat front garden, parking and tree-lined Dunkeld Road. Stainless steel sink unit and double drainer, mixer taps over. Fitted range of eye-level and base units incorporating drawers, roll top work surfaces over. Part tiled walls. Four-ring gas hob, filter hood over. Double oven. Space and plumbing for a dishwasher. Part double-glazed door to the side.

### BREAKFAST AREA

Double-glazed window to the side. Radiator. Picture rail. Storage closet housing gas gas-fired boiler.

## **CONSERVATORY**

**8' 10" x 5' 0" (2.69m x 1.52m)**

Access onto the south facing garden.

## **UTILITY ROOM**

**9' 4" x 6' 3" (2.84m x 1.91m)**

Space and plumbing for a washing machine and tumble dryer.

Wash-hand basin. Cupboard for additional storage

## **OFFICE/GARDEN ROOM**

**16' 0" x 11' 11" (4.88m x 3.63m)**

Dual aspect. Double glazed window with the view over the garden.

## **STAIRS TO FIRST FLOOR LANDING**

Stairwell via entrance hall with original newel posts, spindles and bannister hand rail. Feature original, detailed glass window to the front. Stairs rising to a half landing area. Access to the loft.

## **FIRST FLOOR LANDING**

L'-shaped reception landing, spacious and part galleried with all principal rooms leading off.

## **BEDROOM ONE**

**20' 8 into bay" x 16' 0 overall room size including en-suite"**

**(6.3m x 4.88m)**

Double-glazed window to the rear, view over the southerly aspect, private patio and lawned garden. Picture rails. Radiator.

## **EN-SUITE**

Five-piece suite. Obscure double-glazed window to the side. Bath with taps over. Bidet and low-level WC. Vanity unit with a wash hand basin. Walk-in tiled shower. Radiator.

## **BEDROOM TWO**

**16' 8 into bay" x 13' 4" (5.08m x 4.06m)**

Double-glazed bay window to the rear, view over private lawned rear garden. Radiator.

## **BEDROOM THREE**

**14' 8" x 13' 2 to back of wardrobe" (4.47m x 4.01m)**

Double glazed window to the rear, view over lawned garden. Built-in wardrobes. Picture rail.

## **BEDROOM FOUR**

**13' 5 into bay" x 11' 11" (4.09m x 3.63m)**

Double-glazed bay window to the front, view over tree-lined Dunkeld Road. Built-in wardrobe and vanity unit. Radiator. Picture rail.

## **BEDROOM FIVE**

**9' 9" x 7' 4 plus recessed double closet" (2.97m x 2.24m)**

Double glazed window to the front. Built-in recessed double closet.

## **BATHROOM**

Tiled walls. Bath. Vanity unit with a wash hand basin. Obscure double-glazed window to the front.

## **SEPARATE WC**

Double-glazed window to the front. Low-level WC.

## **OUTSIDE FRONT**

Boundary wall. Established and neat front garden.

## **DRIVEWAY**

Driveway to the front. Parking for several vehicles. Swing 'in & out' driveway. To the side driveway leading to the garage.

## **GARAGE**

**17' 10" x 9' 0" (5.44m x 2.74m)**

Pitched roof. UPVC double-glazed door to the rear, access to the greenhouse. 'Up & over' over door. Power and light.

## **REAR GARDEN**

A mature, private generous-sized southerly aspect lawned and patio garden with established shrubs and screening boards.

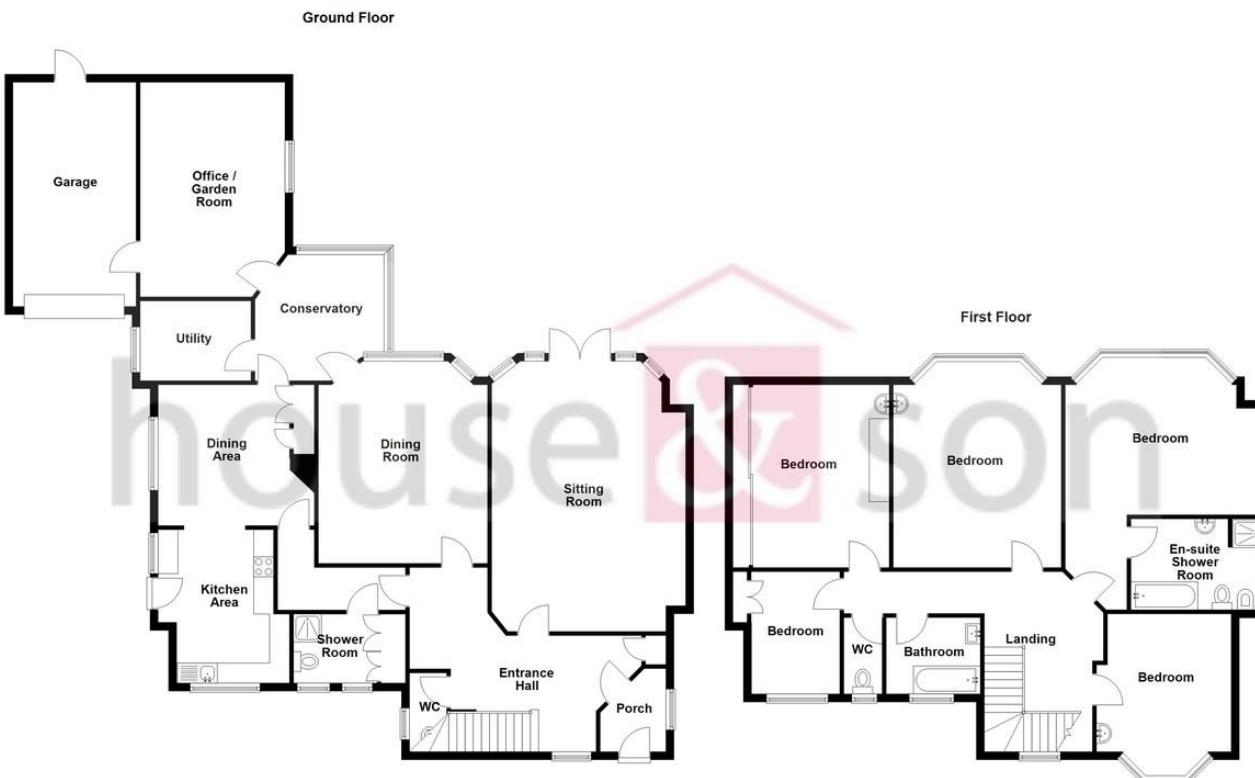
## **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

8 Dunkeld Road BOURNEMOUTH BH3 7EN	Energy rating <b>F</b>	Valid until: 12 January 2036
	Certificate number: 7700-2834-0322-6506-3963	

Property type

Detached house

348 Wimborne Road, Bournemouth,  
Dorset, BH9 2HH

[www.houseandson.net](http://www.houseandson.net)  
01202 244844  
[winton@houseandson.net](mailto:winton@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 and 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