Winkworth Estate Agents are pleased to offer for sale this spacious four bedroom detached house situated within the heart of Talbot Village. The property includes flexible accommodation, modern fitted kitchen, conservatory, fantastic storage, sunny secluded rear garden, garage and a large driveway suitable for several cars.

Four Bedrooms | Modern Fittings | Spacious Accommodation | Conservatory | Ample Storage | Quiet Location
LOCATION:
Talbot Village is approximately two miles from the excellent range of leisure and shopping facilities at Bournemouth Town Centre and the award winning, safe sandy beaches. Westbourne Village is also just a few miles away offering a variety of independently owned shops, bars and restaurants. Local facilities within the area include the sought after St Marks & Talbot Heath School, the West Hants Tennis and Leisure Club and just a mile away is the 'The Club' at Meyrick Park offering an 18 hole golf course, gym and swimming pool amongst other facilities. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.
DESCRIPTION:
The house occupies a quiet position within the cul de sac of Smithson Close and includes a large driveway suitable for several cars as well as a single garage.

There is an initial porch area which then gives access to the entrance hallway and a door through to the living room. It is a very bright and spacious room with a feature double glazed bay window overlooking the front garden. The dining room is open to the living room and includes a sliding door through to the rear conservatory currently used as additional sitting area/study.

The modern fitted kitchen includes a range of base and eye level units with space and plumbing for domestic appliances, there is also a utility room off the kitchen which houses the gas boiler and a separate WC. There is a door from here leading to the back garden via the side of the house.

Upstairs there are four bedrooms, the master bedroom has the added benefit of an en suite shower room with WC and wash hand basin as well as a large range of fitted storage cupboards and drawers. The other three bedrooms have space for additional wardrobes and drawers if required. The family bathroom is part tiled and consists of a panelled bath, WC and wash hand basin. There is also loft access from the landing via a hatch.

The sunny rear garden offers complete seclusion and is laid to lawn with additional patio area suitable for a table and chairs, there is side access via a gate to the front drive.

ACCOMMODATION:
4 Bedrooms, 2 Reception Rooms, 2 Bathrooms

LOCAL AUTHORITY:
Poole

COUNCIL TAX BAND:
E

TENURE
Freehold

If you are considering purchasing this property as a ‘buy to let’ investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation.
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