



ROSLIN GARDENS, BOURNEMOUTH, BH3

£895,000 FREEHOLD

A unique and deceptively spacious five bedroom detached house with a one bedroom annexe situated in a quiet position in Talbot Woods. The property is in superb order throughout with modern contemporary accommodation beautiful landscaped gardens with garage and a large driveway. Vacant possession.

Detached house | Five bedrooms | Three reception rooms | Two bathrooms | Further one bedroom annexe | Landscaped rear garden | Summer House | Garage | Large driveway

Westbourne | 01202 767633 |

Winkworth



LOCATION

Talbot Woods is considered to be the most prestigious location within the Bournemouth area with the majority of the properties lying in wide, tree lined roads. Talbot Woods is approximately one mile 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 mile away offering a variety of independently owned shops, bars and restaurants. Local facilities within Talbot Woods include the sought after 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 area is valued by the local community because it has established a cohesive community spirit within what is a clearly defined and contained residential community. Its identity is inextricably linked with 'quality' in relation to the detached well designed houses set in well planted, mature gardens of significant sizes;



DESCRIPTION

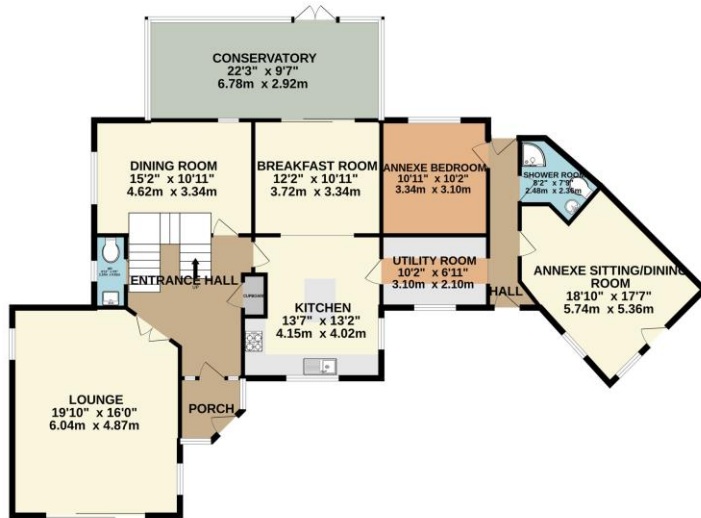
Roslin Gardens is a private road comprising of three detached houses in the quiet Talbot Woods area. This property is situated at the end of the private road and is approached via a block paved driveway which has parking for a number of vehicles ahead of a detached garage.

The ground floor of the house comprises of a large lounge which has triple aspect windows and access into a conservatory where there are bifold doors leading to a well established side garden. There is a good size dining room which can easily accommodate a large dining table and there is a large window enjoying garden views. The kitchen is fitted with the range of base & eye level work units with an integrated dishwasher, granite worktops and and a kitchen island. The utility room has further base and eye level work units with space and plumbing for washing machine tumble dryer further fridge and freezer if required. Open plan to the kitchen is a snug area, with feature log burner and sliding doors leading out into the large double glazed conservatory.

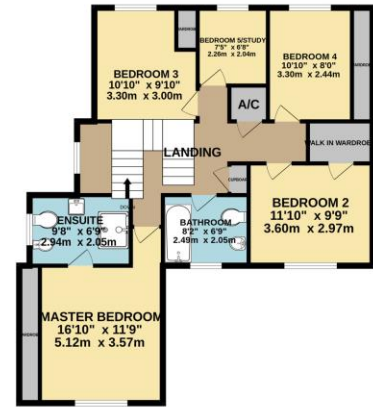
There is a one bedroom annex which has its own private entrance and comprises of a lounge, modern shower room and double bedroom.

A flight of stairs leads to the first floor where there are four good size double bedrooms all with fitted wardrobes and a fifth single bedroom. The master bedroom has the added benefit of a contemporary shower room with suite comprising of a wc with hidden cistern, wash hand basin inset into a vanity unit and a large walk-in shower. The family bathroom is fully

GROUND FLOOR
1636 sq.ft. (152.0 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 2520 sq.ft. (234.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

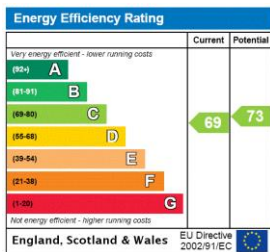
COUNCIL TAX BAND: G

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Detached house
- Five bedrooms
- Three reception rooms
- Two bathrooms
- Further one bedroom annexe
- Landscaped rear garden
- Summer House
- Garage
- Large driveway



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