



Dulsie Road

Bournemouth, BH3 7EA

Guide Price £650,000

- Detached Bungalow
- Scope to Extend (sstp)/Loft Conversion
- Front and Expansive Rear Gardens
- Generous Overall Plot
- Integral Garage
- 3 Bedrooms/1 Reception (2 bed/2 receptions)
- Enviable Location
- No Forward Chain



HOUSE & SON

House & Son are favoured with marketing instructions for this circa 1950's/1960's built detached bungalow situated in the prestigious Talbot Woods. This home has been in the same family ownership since new. The overall generous plot (approximately 0.28 acre) is rarely found (please refer to land registry plan) and is enjoyable home based on the original footprint or as an ideal development opportunity, with a loft conversion and extension (stpp). Either way, this is an exiting and rare opportunity to find property in the sought after Talbot Woods. The immediate and surrounding area has amenities including schooling, West Hants tennis club, Queens Park golf course, mainline train station and travel exchange. Bournemouth town centre and blue flag beached are also within close proximity.

ENCLOSED PORCH

10' 0" x 5' 6" (3.05m x 1.68m)

Tiled floor. Provision for shoes/coats etc. Obscure multi painted front door to entrance hall.

ENTRANCE HALL

15' 0" x 9' 4 max" (4.57m x 2.84m)

"L"-shaped entrance hall. Wood block flooring. Cupboard concealing hot water cylinder with fitted immersion pinewood shelving, further closet space. Picture rail.

LOUNGE

15' 0" x 11' 0" (4.57m x 3.35m)

Dual aspect with window to front and further set of French doors to rear. Feature Purbeck stone fireplace with step up hearth. Radiator. Picture rail.

KITCHEN

10' 10" x 9' 1" (3.3m x 2.77m)

Double glazed window to rear with view over none overlooked private established gardens to rear. Two and half bowl stainless steel sink unit and drainer with mixer taps over. Fitted range of eye level cabinets, fitted range of base units incorporating drawers, roll top work surfaces over. Part tiled walls, serving hatch, space for cooker, gas point. Space for washing machine, space for fridge/freezer. Pantry with shelving. Wall mounted gas fired boiler. Part glazed door to side.

BEDROOM ONE

14' 7 into bay" x 10' 4" (4.44m x 3.15m)

Double glazed part circular bay window to front with view over deep lawned front garden. Picture rail wood block flooring. Radiator.

BEDROOM TWO

14' 0" x 11' 5" (4.27m x 3.48m)

Dual aspect windows, wood block flooring. Built in wardrobe. Radiator. Picture rail.

BEDROOM THREE/DINING ROOM

11' 0" x 9' 0" (3.35m x 2.74m)

Window to rear with view over lawned and expansive wooded garden to rear, private outlook. Radiator. Picture rail.

BATHROOM

Obscure double glazed window to side. Ceramic tiled floor and walls. Bath with side panel, "T"-bar thermo tap with shower attachment, shower screen to side. Vanity unit with inset wash hand basin. Ladder towel rail.

SEPARATE WC

Obscure double glazed window to side. Complementing the bathroom tile choice, with tiled walls and floor. Low level WC.

STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Access panel into roof for general storage. Door to loft room.

LOFT ROOM/OCCASIONAL ROOM

11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed Velux style window to side. Radiator.

FRONT GARDEN

Red brick boundary wall. A "deep" lawned front garden.

INTEGRAL GARAGE

16' 0" x 8' 6" (4.88m x 2.59m)

Up and over door.

DRIVEWAY

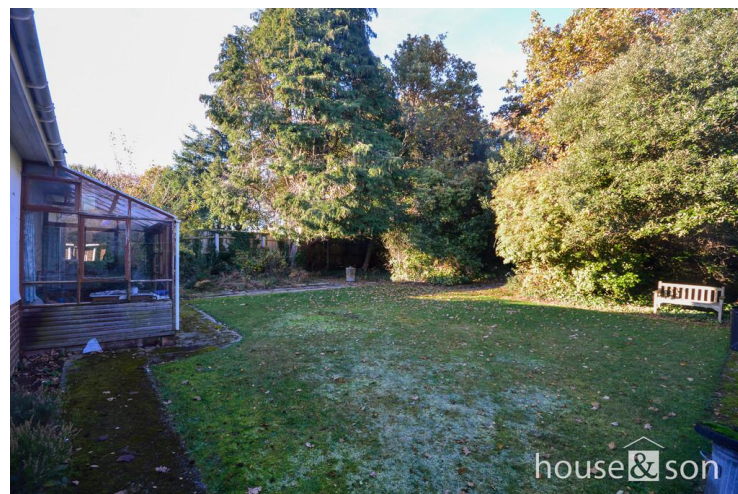
Long driveway, parking for several vehicles tandem style, leading to integral garage.

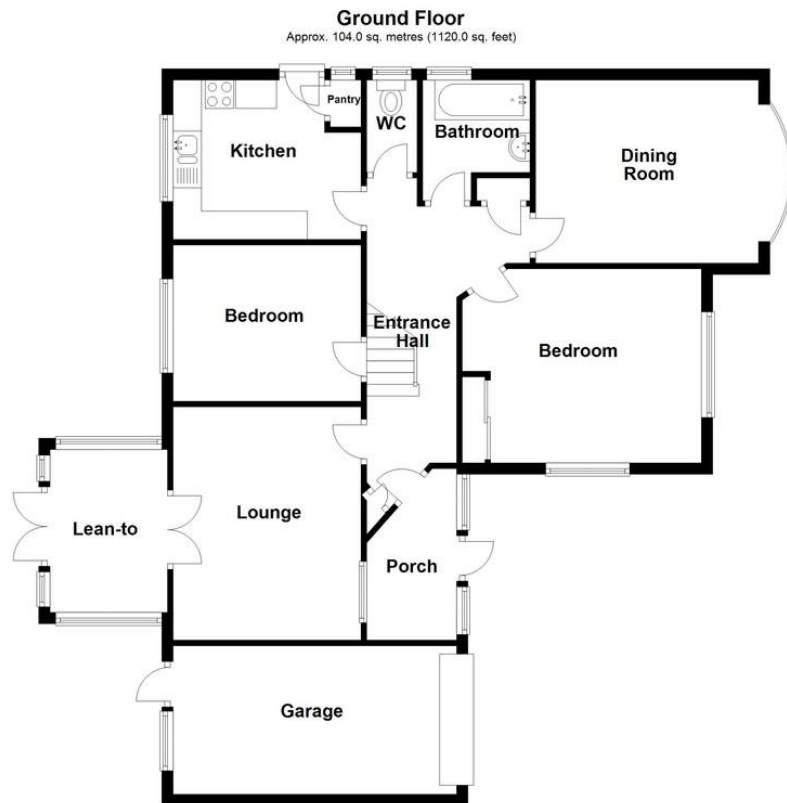
REAR GARDEN

An exceptional garden with a none overlooked position with a mature boundary. The garden is lawned with centralised pathway.

AGENT'S NOTE

0.28 acre plot (approximately) = 12,196 sq ft/1,133 sq m.





Total area: approx. 119.8 sq. metres (1289.5 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.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

18/12/2023, 13:20 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | Contact

Energy performance certificate (EPC)

<small>12 Dorset Road, Bournemouth, BH9 7BA</small>	Energy rating E	<small>Valid until:</small> 11 December 2033 <small>Call centre:</small> 0203 500 2822 (09:00-18:00)
<small>Property type</small>	<small>Detached house</small>	
<small>Total floor area</small>	<small>100 square metres</small>	

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.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 are 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