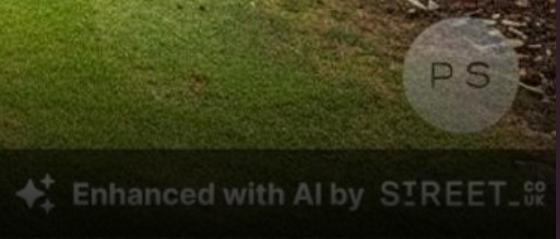


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54 Dulsie Road, Talbot Woods, Bournemouth - BH3 7EA

Offers over £850,000





54 Dulsie Road

Talbot Woods, Bournemouth

Discover the perfect blend of tranquillity and convenience in this beautifully presented three-bedroom bungalow, enviably positioned on one of Talbot Woods' most sought-after roads. Set on a generous, south/westerly, level plot, this home offers spacious and adaptable single-storey living just moments from top-rated schools, leisure amenities, and Bournemouth's stunning sandy beaches. Arrive home to an extensive gravel driveway with ample off-road parking, then step inside to a wide, welcoming entrance hall that sets the tone for the light-filled, airy interiors beyond. The inviting sitting room flows effortlessly into an impressive garden room, with views and access onto the sunny terrace—an ideal setting for entertaining or simply relaxing and soaking up the sun.

- South westerly level lawned rear garden
- Much sought after Talbot Woods location
- Large family friendly, kitchen/dining/day room with separate utility
- Offers versatile accommodation
- Three bedrooms with bay-fronted principal room
- Sitting room through to garden room
- Contemporary family bathroom and separate WC
- Scope to extend subject to planning permission
- Double glazing and gas central heating
- 1.8 miles to Bournemouth beach
- Tenure: Freehold
- Approximate internal floor area: 1430 sq ft
- Council Tax Band E: £2,756.03
- EPC Rating: D



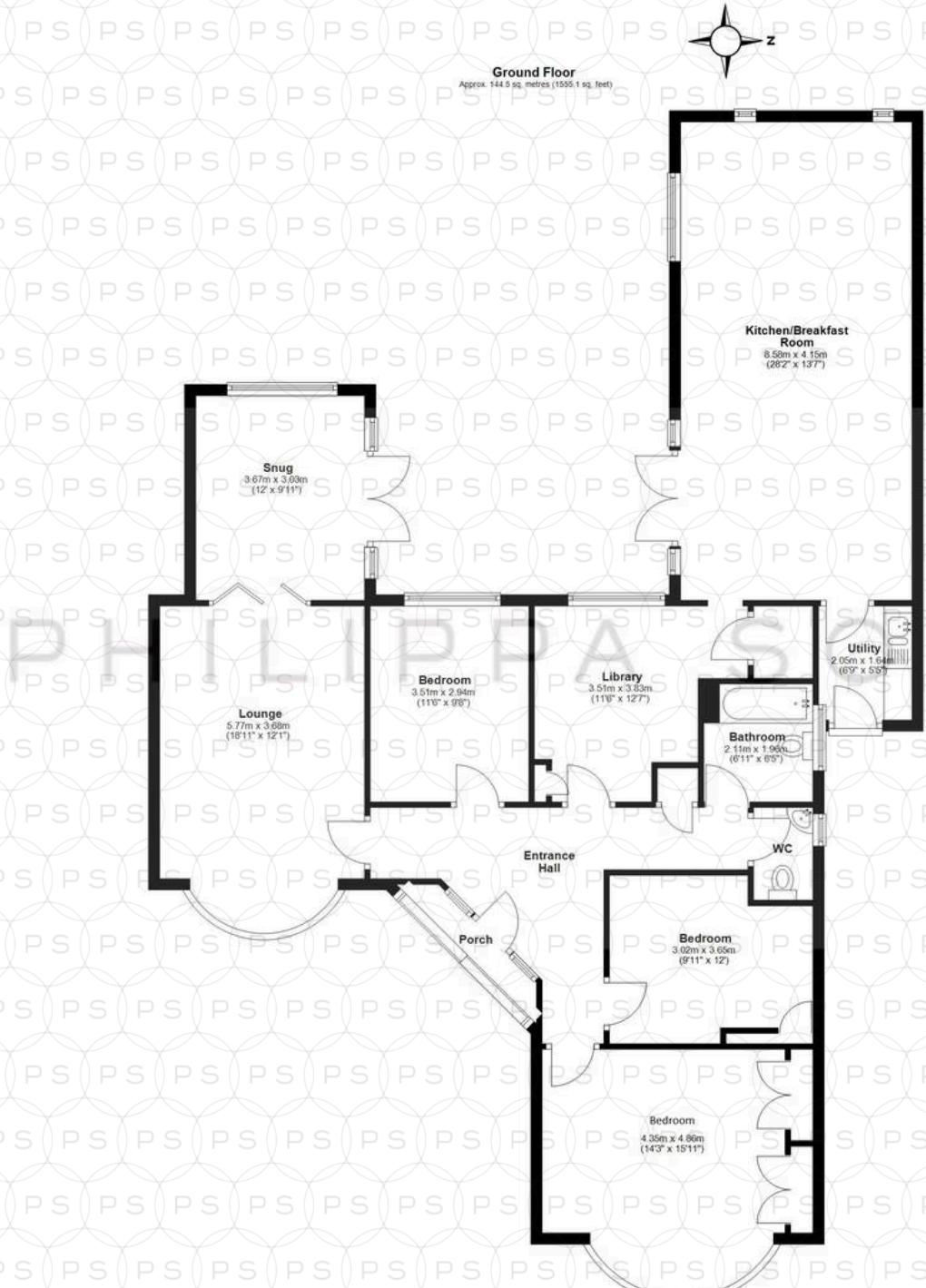
The heart of this home is the extended modern kitchen/dining/day room, being both stylish and practical, featuring sleek cream units, integrated appliances, and direct access to a utility area for added convenience. The dining and seating areas are well defined and open out to the sun terrace and garden beyond. Three well-proportioned bedrooms include the principal with a charming bay window and ample fitted wardrobes. All bedrooms are serviced by the contemporary family bathroom and separate WC.

Step outside to the sun-drenched, south-westerly garden—complete with a spacious terrace and expansive lawn, with fencing and mature borders providing a good amount of privacy and perfect for alfresco dining or family gatherings. There are also various outbuildings to include: a garden chalet, home office and a timber garden shed. This property has to be viewed to appreciate all that it offers.

Location

Located just 0.6 miles from Westbourne's vibrant cafés and boutique shops, 1 mile from Bournemouth town centre, and 1.8 miles to the sandy beaches, this Talbot Woods address offers excellent connectivity. The A338 Wessex Way is only 1.5 miles away for direct travel in and out of Bournemouth, while Bournemouth Airport is 7.1 miles away. Reputable schools, including Talbot Heath, and outstanding leisure facilities such as West Hants Club and Meyrick Park Golf Course are all nearby.





Total area: approx. 144.5 sq. metres (1555.1 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 556005). Plan produced using PlanUp.



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