



Estate Agents



Auctioneers

# **Bartlett Drive, Littledown, Bournemouth, Dorset, BH7 7JT**

**£450,000 – Freehold**

**Well Presented Three Bedroom Detached House with Additional One Bedroom Annexe/Office  
Entrance Hall | Open Plan Lounge/Dining Room | Conservatory | Kitchen | Downstairs WC | Stairs to First Floor Landing  
Three Bedrooms | Bathroom | Garage Conversion Providing Separate Annexe/Office Space with Shower Room  
Landscaped Rear Garden with Summerhouse/Bar | Multiple Off Road Parking**

A very well presented detached three bedroom family home with an additional one-bedroom annexe, decorated to a high standard throughout and located in the sought after residential area of Littledown - close to riverside walks along the Stour, Iford golf club and Littledown leisure centre. The major employers of JP Morgan and Bournemouth Hospital are both within easy walking distance and the property is conveniently located for the A338 which gives swift access into Bournemouth town centre.

Upon entering the property you are greeted by a hallway with a door leading to the open plan living/dining room, which has good quality hard flooring, a feature fireplace and window overlooking the front. The understairs area has been converted to host a modern fitted W/C with basin. The modern fitted kitchen has feature LED lighting and built-in appliances including fridge/freezer, gas hob with extractor fan, plus there is undercounter space for a washing machine. To the rear of the property is a conservatory which has a tiled floor and radiator, there are French doors leading out to the garden.

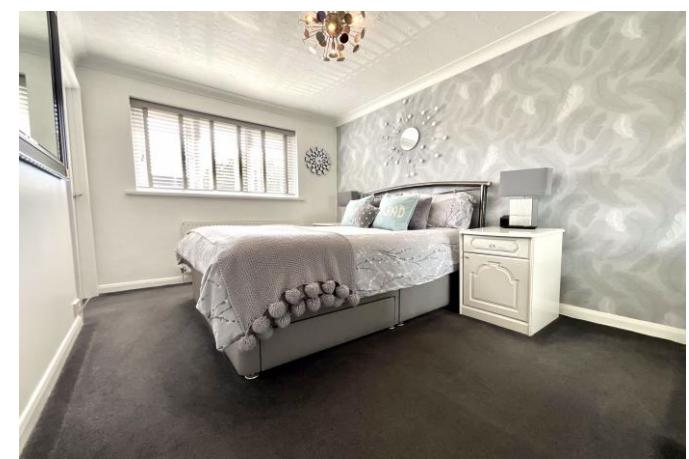
The first floor comprises of three bedrooms and a modern three piece bathroom suite. The main bedroom is a good sized double, overlooks the front and features a built in wardrobe, bedroom two is also a double size, whilst bedroom three is a single with built in storage. The modern bathroom has a P-shaped bath with fixed shower attachment and glass screen, w/c and a basin which has handy storage below; there is a window for ventilation, LED lighting, fully tiled walls and floor.

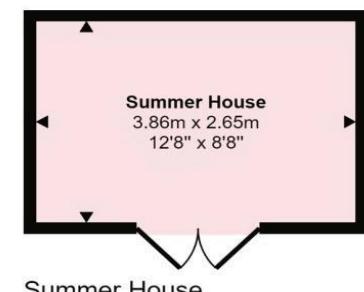
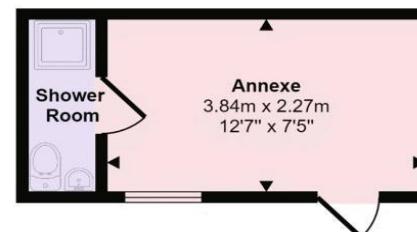
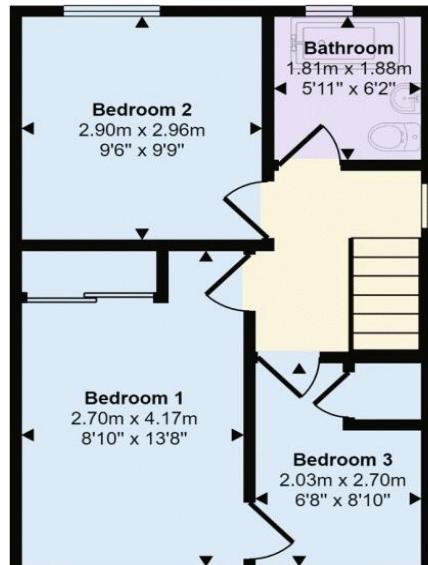
Outside, the private rear garden is mainly laid to artificial lawn offering low maintenance. Towards the back of the garden is a decking area which captures the sun and a summer house which is currently set up as bar area with power - offering a fantastic entertainment space. At the front of the property there is a tarmac driveway providing off road parking for 2/3 cars, plus the front garden has been laid to shingle for ease of maintenance, which can provide additional parking for a further 3 cars if needed.

The original garage has been converted to provide Annexe accommodation, currently used as an office with an en-suite shower room which comprises of a shower cubicle, w/c and basin - giving a great space for working from home, or as a guest bedroom.

Council Tax Band: D







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: [southbourne@richardgodsell.com](mailto:southbourne@richardgodsell.com)

Offices at

**Southbourne • Christchurch • London**

[www.richardgodsell.com](http://www.richardgodsell.com)

