



Estate Agents



Auctioneers

# Hartsbourne Drive, Littledown, Bournemouth, BH7 7JB

## £465,000 – Freehold

### Modern Three Bedroom, Two Bathroom Detached House

**Lobby | Entrance Hallway | Downstairs W/C | 27' Reception Room | Conservatory | Modern Kitchen | First Floor Landing  
Master Bedroom with En-Suite | Two further Bedrooms | Modern Bathroom | Garage & Parking | Rear Garden | Garden Room**

A fabulous example of a three bedroom, two bathroom detached house situated in a quiet cul de sac location on the ever popular Littledown development with easy access to the Littledown Leisure centre, Iford golf course, Tesco Extra supermarket and walks along The River Stour; the major employers of Bournemouth hospital and, J P Morgan are also within easy walking distance and the A338 road network gives easy access into Bournemouth Town centre. The property has been the subject of refurbishment over the last few years and benefits include double glazing, gas central heating, 27' reception room, modern kitchen, conservatory, downstairs w/c, master bedroom with en-suite, modern shower room, attached garage, additional parking and a lovely rear garden. Viewing recommended.

Enter via the lobby and then into the inner hallway - there is a useful ground floor w/c, stairs to the first floor and door to the main reception room. The impressive 27' lounge has a window to the front aspect and an archway leading to the dining area, sliding patio doors then lead to the rear UPVC conservatory. The modern kitchen has been refitted with a good range of white gloss wall and base units and contrasting worksurfaces over, built in oven & hob and door to the side.

Upstairs from the main landing, the master bedroom benefits from fitted wardrobes and its own en-suite shower room. There is a further double bedroom to the front aspect and a single bedroom with built-in cupboard. The main bathroom has been refurbished and now boasts a double walk-in shower, w/c and basin with stylish tiling to walls and floor.

Outside, the driveway provides off road parking for one car in front of the attached garage. Garage with up and over door, having power & light and courtesy door to the garden. The rear garden is mainly laid to lawn with patio area; there is a Garden Room which has power and light (currently in use as a home office.) Gated side access.

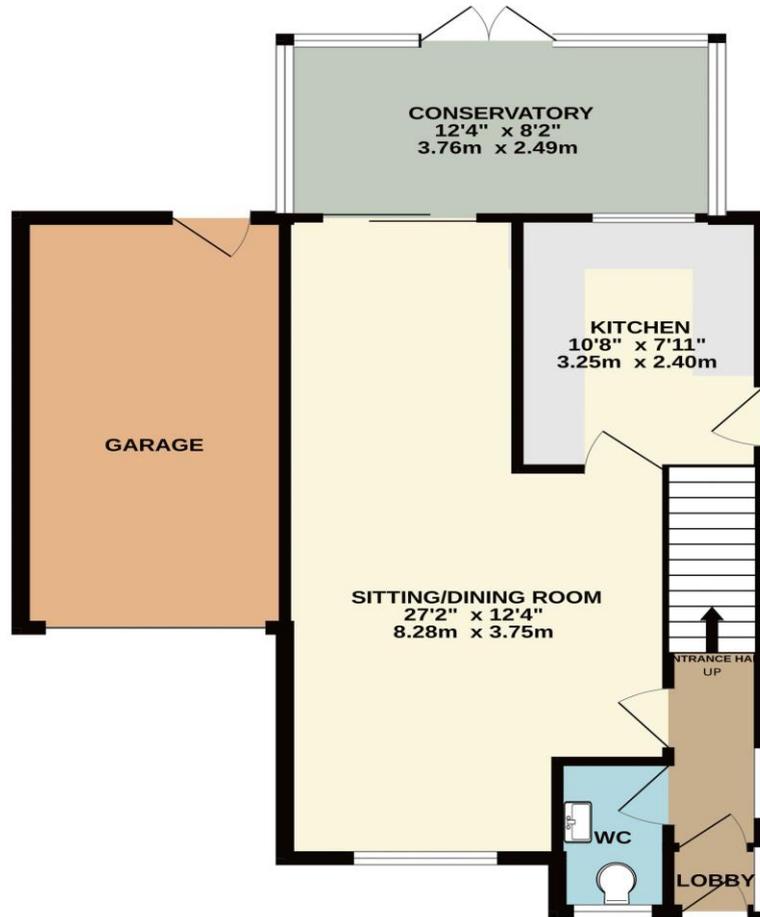
Council Tax Band: D

EPC Rating: 64 | D



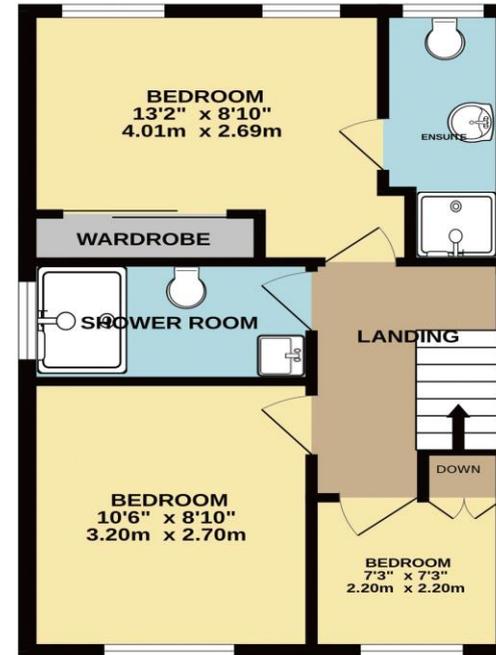


GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



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 firm's 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

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

