

FOR SALE



Littledown, Bournemouth
Asking Price Of £795,000


MARTIN & CO



Littledown, Bournemouth

4 Bedrooms, 4 Bathrooms

Asking Price Of £795,000

- IMMACULATE 4 BED DETACHED HOUSE
- DOUBLE GARAGE W/ ELECTRIC DOORS
- SEPARATE UTILITY ROOM
- LARGE KITCHEN W/ GRANITE PENINSULAR
- LARGE GARDEN

DRIVEWAY Elevated driveway with parking for two cars, access to the rear garden via metal gate to the side of property and front lawned garden with mature planting welcomes you to the property.

HALL 18' 8" x 15' 2" (5.701m x 4.638m) Upon entering the house there is a well-presented entrance hall with tiled flooring throughout, smooth plastered ceiling with hanging pendant lights, painted walls with a wall mounted double panel single convactor radiator, providing access to all accommodation.

KITCHEN 11' 0" x 13' 7" (3.368m x 4.154m) Front and Side aspect UPVC double glazed window, Nero Absolute black granite worktops with matching upstands, a one and a half bowl over mount stainless steel sink with drainer. A range of base and wall cupboards with Matte finish doors and drawers. The kitchen has integrated appliance. Tiled flooring. Ceiling mounted spotlight and under unit LED down lights. Wall mounted radiator.

DINING ROOM 11' 0" x 10' 0" (3.363m x 3.050m) UPVC double glazed window to side aspect with access to the Lounge, Conservatory and Kitchen. Painted walls and a smooth plastered ceiling, hanging LED pendant lights, carpeted throughout.



LOUNGE 22' 0" x 13' 0" (6.726m x 3.973m) Spacious room with double glazed window and patio doors to the rear garden, the room is heated by two radiators and a gas fire, the room is carpeted throughout with decorative hanging pendant light. Double doors leading to Hallway and arch leading to the Breakfast room.

CONSERVATORY 10' 1" x 11' 10" (3.098m x 3.615m) Located off of the Breakfast room, carpeted flooring with a wall mounted radiator. UPVC double glazed throughout. UPVC Double Patio Doors leading to rear garden.

LIVING ROOM 15' 5" x 17' 6" (4.722m x 5.354m) Large bright and airy living room, the room benefits from laminate flooring throughout, A large UPVC double glazed window to the front aspect, smooth plastered ceiling with painted walls, Decorative ceiling lights, Door leading to Hall.

DOWNSTAIRS WC 9' 1" x 3' 2" (2.790m x 0.985m) Separate WC with UPVC double glazed frosted window to side aspect, close coupled toilet, wall

mounted single panel single convector radiator, tiled flooring, part tiled and part painted walls, smooth plastered ceiling with ceiling mounted pendant light.

UTILITY ROOM 5' 10" x 6' 4" (1.781m x 1.933m) Tucked away Utility room that benefits from a range of under counter cupboards and room for a washing machine and tumble dryer, Wall mounted Combi-Boiler. Laminate worktops with an overmount stainless steel sink. Tiled Floor and Door leading to Rear hallway.

LANDING 15' 2" x 13' 8" (4.634m x 4.173m) Carpeted flooring, painted walls, UPVC double glazed window to side aspect, smooth plastered ceiling with pendant light. Doors accessing all bedrooms and bathroom, stairs to ground floor.

BEDROOM (1) 14' 1" x 12' 11" (4.293m x 3.961m) Rear and side aspect UPVC double glazed window boasting views of the rear garden and another window to the side aspect. Built-in wardrobes and cupboards. Neutral carpet and painted walls. Wall mounted radiator.



Access to En-Suite and to Hallway.

EN SUITE (1) 7' 4" x 10' 0" (2.238m x 3.065m)

Comprising standalone corner bath and separate shower cubicle, white gloss vanity unit with inset wash hand basin and W.C., fully tiled walls, tiled floor, shaver socket, wall mounted radiator, UPVC double glazed window to the rear aspect.

BATHROOM 9' 1" x 5' 9" (2.781m x 1.764m)

Three-piece suite comprising, standalone Bath, pedestal wash hand basin, and close coupled toilet. UPVC window to side aspect, Quartz tiled walls, smooth plastered ceiling with ceiling pendant, extractor fan, wall mounted towel radiator. tiled flooring, door leading to landing.

BEDROOM (2) 10' 0" x 11' 0" (3.056m x 3.361m)

Spacious room with UPVC double glazed window to Side Aspect. Built-in wardrobes. Neutral carpet and painted walls. Wall mounted radiator, hanging LED pendant light, Access to Hallway.

BEDROOM (3) 11' 0" x 13' 7" (3.360m x 4.146m)

Front and side aspect UPVC double glazed window boasting views of the Front of the property another window to the side aspect. Neutral carpet and painted walls. Wall mounted radiator. Access to En-Suite and to Hallway.

EN SUITE (2) 5' 7" x 6' 11" (1.705m x 2.120m)

Comprising large walk in shower, wall mounted wash hand basin with over head mirror and lighting and a close coupled W.C, fully tiled walls with contrasting dark tiled floor, shaver socket, wall mounted radiator, UPVC double glazed frosted window to the front aspect.

BEDROOM (4) 9' 1" x 13' 6" (2.776m x 4.133m)

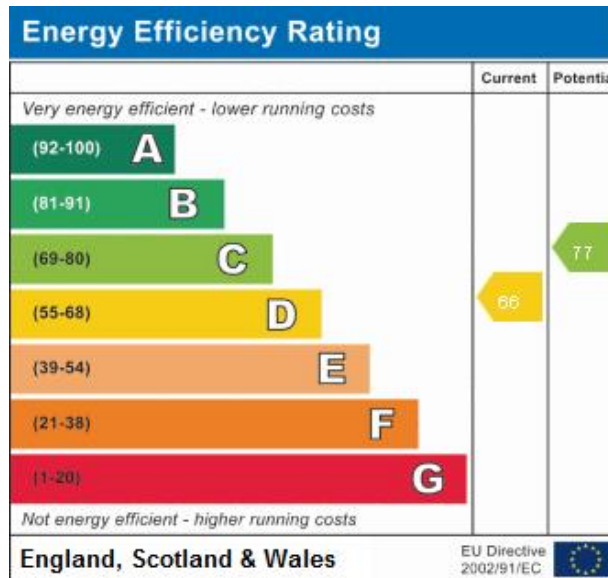
Double Bedroom with UPVC double glazed window to Front Aspect. Neutral carpet and painted walls. Wall mounted radiator. hanging LED pendant light, Access to Hallway.

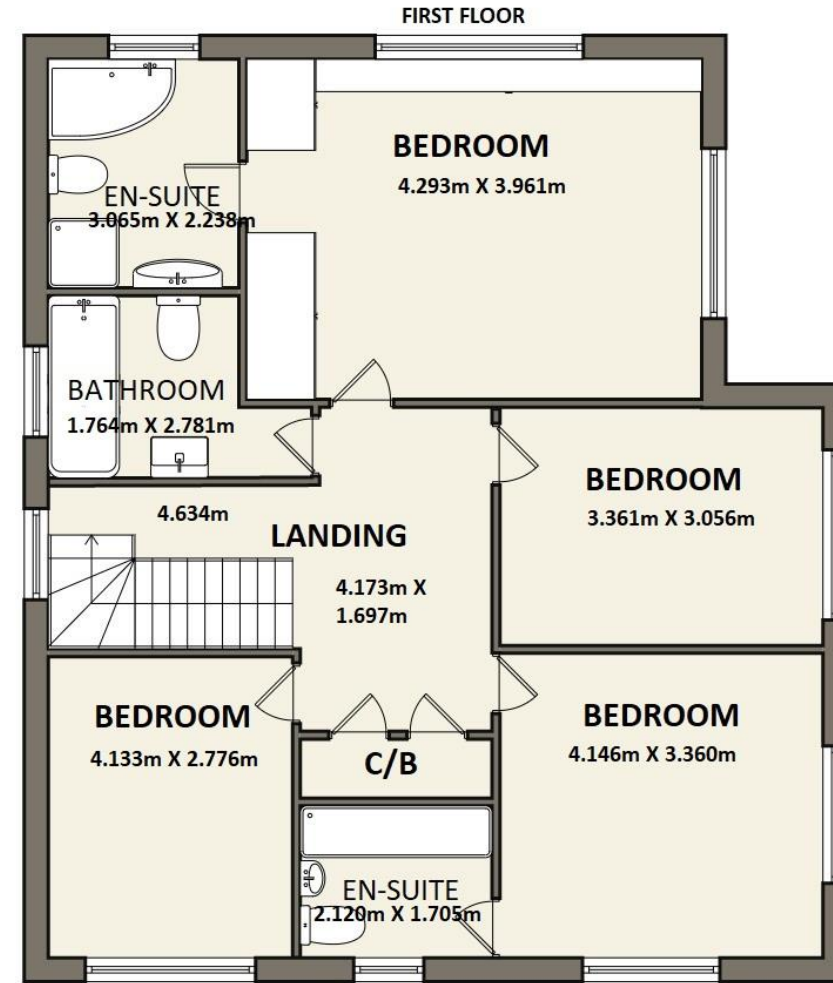
GARDEN Large multi-levelled south facing garden, the ground level benefits from a patio area perfect for afternoon tea and a storage shed with power. On the

second level is the well maintained lawn and elevated decking area. The double garage is accessible via door to rear garden. The rear garden is surrounded by a fencing and hedges to the roadside providing privacy for the property.

DOUBLE GARAGE The property's position allows for a double garage to be situated at the rear of the property, with access to the garden. The garage boasts a garage master electrical door and ample electrical sockets throughout. Room for two cars include.

The location is unique in that within minutes you can be at Bournemouth Hospital, Tesco Superstore and the Castlepoint Shopping Centre. JP Morgan's Regional Office is just a few minutes walk away. The main road into Bournemouth City Centre is just minutes away and you can be on the beach within 10 mins at Southbourne or Christchurch.





Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

