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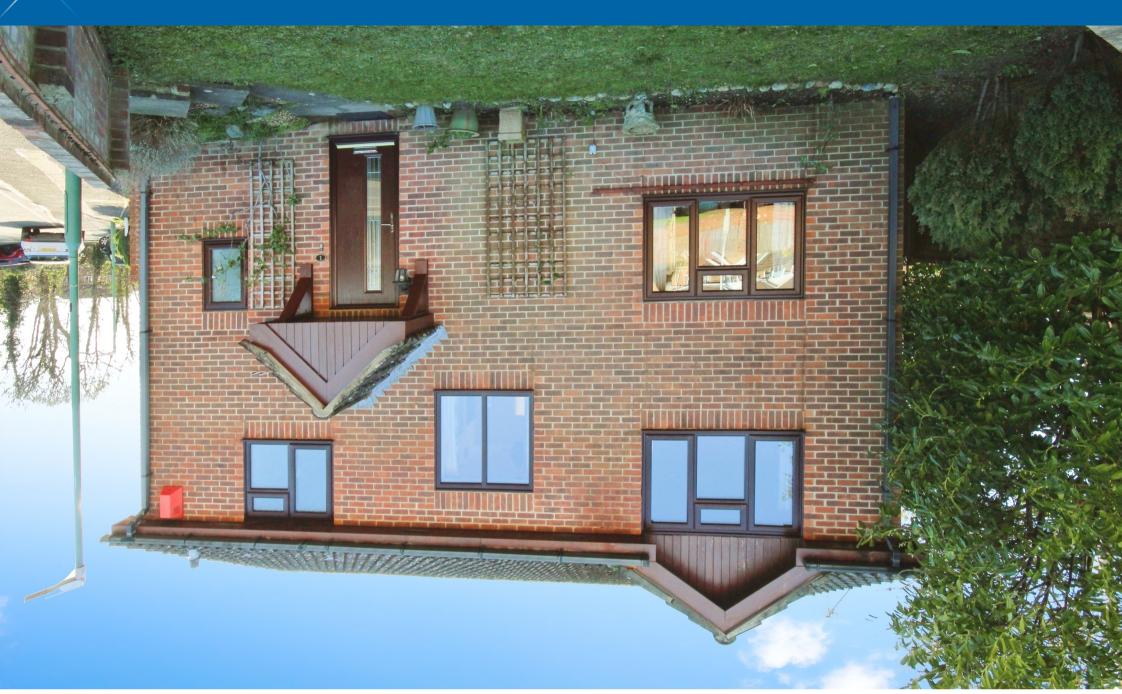
land & new home

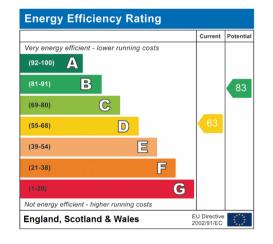
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TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

1ST FLOOR 518 sq.ft. (48.1 sq.m.) appr



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DISCLAIMER PROPERTY DETAILS: 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 or 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.



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1 Hartsbourne Drive, LITTLEDOWN, Dorset BH7 7JB

The Property

Brown and Kay are delighted to market this detached family property which has come to the market for the first time since being purchased as a new build, with this particular plot chosen at the time due to its pleasant aspect to the rear. The home has much to offer to include a ground floor cloakroom, generous lounge, dining room/snug, fitted kitchen, four bedrooms with an en-suite shower room to the master, and family bathroom. Additionally, the home, which occupies a corner position has gardens to the front and rear plus a garage with parking to the front.

SPACIOUS ENTRANCE HALL Storage cupboard, radiator.

CLOAKROOM Double glazed window, wash hand basin and low level w.c., radiator.

LOUNGE

18' 9" x 10' 9" (5.71m x 3.28m) Double glazed doors to the rear garden and double glazed window to the front, radiator, fireplace with surround.

DINING ROOM/SNUG

10' 6" x 8' 5" (3.20m x 2.57m) Double glazed window to the rear, radiator.

KITCHEN/BREAKFAST ROOM

15' 7" x 7' 10" (4.75m x 2.39m) Double glazed windows

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£475,000

BEDROOM TWO

11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window, radiator.

BEDROOM THREE

11' 0" max x 10' 2" (3.35m x 3.10m) Double glazed window, radiator.

BEDROOM FOUR

7' 3" x 6' 6" (2.21m x 1.98m) Double glazed window, radiator.

BATHROOM

Suite comprising panelled bath with mixer taps, low level w.c. and pedestal wash hand basin. Cupboard housing tank with linen storage. Radiator, tiled walls, and double glazed window.

Littledown is a popular area amongst families and is well positioned to take advantage of nearby amenities and good local schools including Avonwood Primary. Bournemouth Hospital, JP Morgan and Castle Lane shopping facilities are all close to hand as is The Village with its restaurant and gymnasium. Bournemouth town centre with its beautiful gardens, mix of shops and leisure pursuits as well as miles upon miles of impressive beaches are also readily accessible. to the side and rear aspect. Fitted with a range of units to include sink with drainer, work top with drawers and cupboards under, space and plumbing for washing machine, space for fridge, work surface with drawers and cupboards under, range of wall cupboards, space for cooker, space for tall standing fridge/freezer, space for table and chairs, double glazed door to the rear garden.

FIRST FLOOR LANDING

Double glazed window, access to loft space.

BEDROOM ONE

12' 4" max x 10' 0" (3.76m x 3.05m) Double glazed window, radiator.

EN-SUITE SHOWER ROOM

Double glazed window, suite comprising low level w.c., wash hand basin and shower cubicle with wall mounted shower.

FRONT OF THE PROPERTY

The property occupies a corner plot with the front having a lawn area with shrub borders.

GARAGE

Up and over door, power and light, parking space to the front of the garage.

REAR GARDEN

Laid to lawn with shrub borders, pleasant outlook to the rear, shingled area and patio, timber garden shed.

COUNCIL TAX - BAND E