



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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## 1 Hartsbourne Drive, LITLEDOWN, Dorset BH7 7JB

£475,000

### 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.

Litlledown 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.

### 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 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.

### 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.

### 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