



**William Road, Littledown, Bournemouth,
Dorset, BH7 7BB**

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Freehold

A beautifully presented four bedroom detached character house located in a premier residential and school catchment location within easy reach of Bournemouth Town Centre and main transport links. The property has been finished to an exceptional standard by the current owners whilst offering ample and flexible accommodation. Features of the property include two spacious reception rooms, stunning conservatory with underfloor heating and high specification kitchen. The property further benefits from ample off road parking, garage and a superbly landscaped, sunny aspect and private rear garden. The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with feature staircase leading to the first floor, provides access to all ground floor accommodation. A spacious dining room offers a pleasant outlook over the front aspect, with a separate living room with feature fireplace and wood burning stove located to the rear of the property. The living room and kitchen provide access to a beautifully appointed conservatory offering access to the rear garden, via bi-folding doors, whilst also benefitting from under floor heating making the room ideal for all year round use. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching granite work surface, large island unit and range of kitchen appliances. The ground floor accommodation is complete with a utility room and WC.

Situated on the first floor are the property's four bedrooms, all of which are generously sized with the master bedroom benefitting from an en suite shower room. A modern fitted family bathroom and separate WC complete the accommodation. The first floor landing offers an ideal seating area whilst featuring an original stained glass window.

Externally the property is situated within beautifully landscaped gardens, offering a high degree of privacy, whilst the sunny aspect rear garden is mainly laid to lawn with a range of attractive flower and shrub borders with a block paved seating area adjoining the rear of the property. To the front an attractive block paved driveway offers ample off road parking and leads to a garage.

EPC RATING: D COUNCIL TAX BAND: F

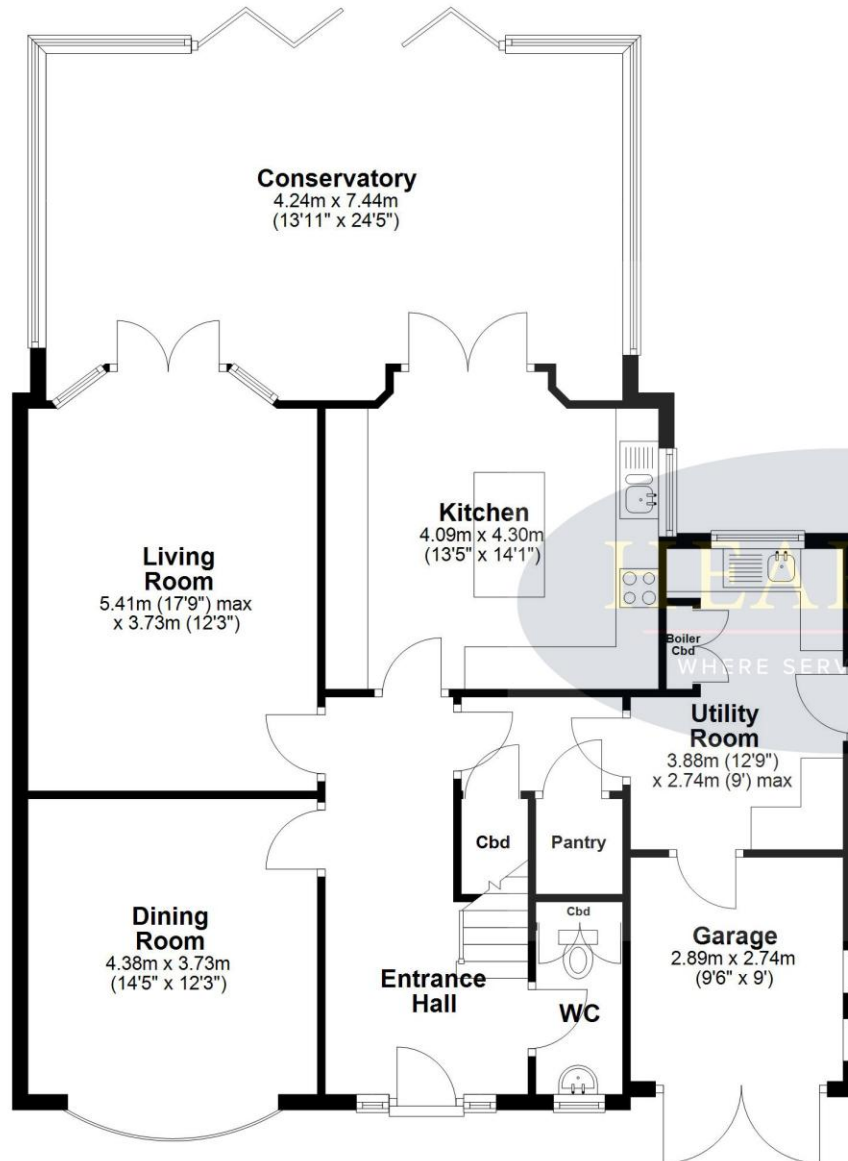
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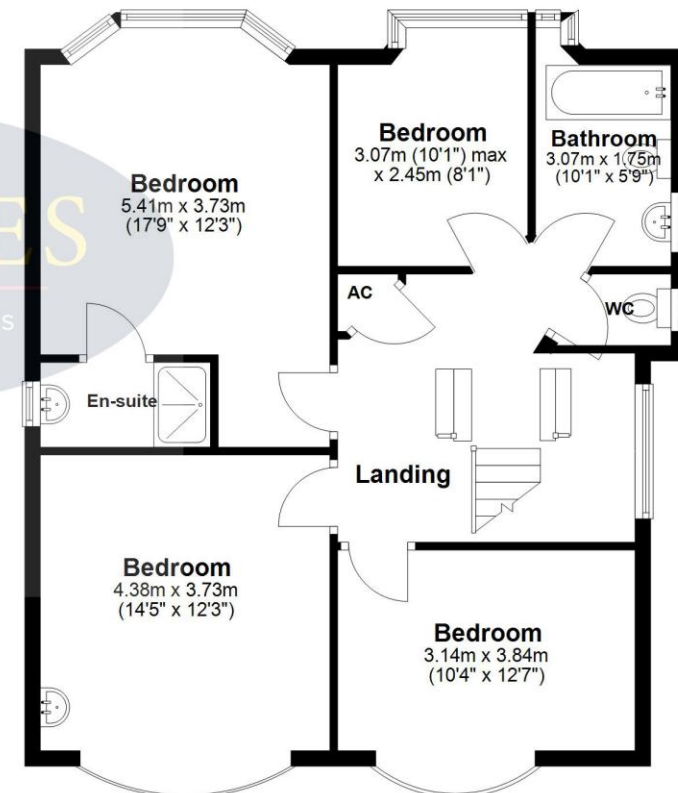
Ground Floor

Approx. 122.5 sq. metres (1319.1 sq. feet)



First Floor

Approx. 72.2 sq. metres (776.8 sq. feet)



Total area: approx. 194.7 sq. metres (2095.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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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