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DETACHED HOUSE

£525,000



Harewood Gardens, Littledown, Bournemouth, BH7 7RH

- * Detached Family House * 136 Sq'M ***
- * Four Double Bedrooms * En-Suite Shower Room ***
- * Two Reception Rooms * Kitchen & Utility ***
- * 19ft8 x 8ft5 Integral Garage & Driveway ***
- * Blank Canvas Home for Re-Configuring ***
- * Near to Avonbourne & St Peter's School ***
- * Council Tax Band E * EPC C-Rated ***

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Harewood Gardens, Littledown, Bournemouth, BH7 7RH:

Sheltered front entrance canopy leads via glazed front door into:

Entrance Hallway: Coved and textured ceiling with ceiling light point, single panelled radiator and access to under stairs storage.

Ground Floor Cloakroom: Textured ceiling with recessed down lighting. Window to front aspect. Low level WC, wash hand basin, single panelled radiator and part tiled walls.

Lounge Reception: **14' 10 x 12' 8 / 4.52m x 3.86m (approx').**
Coved and textured ceiling with ceiling light point, four further wall light points and dado rail. Windows to front aspect. Feature fire surround and two single panelled radiators. TV / Media point and telephone point.

Dining Room: **11' 5 x 10' 10 / 3.48m x 3.31m (approx').**
Coved and textured ceiling with ceiling light point and two further wall light points. Dado rail. Patio doors leading to rear garden. Single panelled radiator.

Kitchen: **11' 5 x 8' 2 / 3.48m x 2.49m (approx').** Plain coved ceiling with ceiling light point. Window to rear aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space for fridge freezer. Splash back tiling and double panelled radiator.

Utility Room: **8' 8 x 8' 2 / 2.64m x 2.49m (approx').** Coved and textured ceiling with ceiling light point. Window to rear aspect and door leading to rear garden. Wall and base mounted units with work surface over. Single bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and space and plumbing for dishwasher. Wall mounted gas central heating boiler. Laminate flooring. Single panelled radiator. Door to garage.

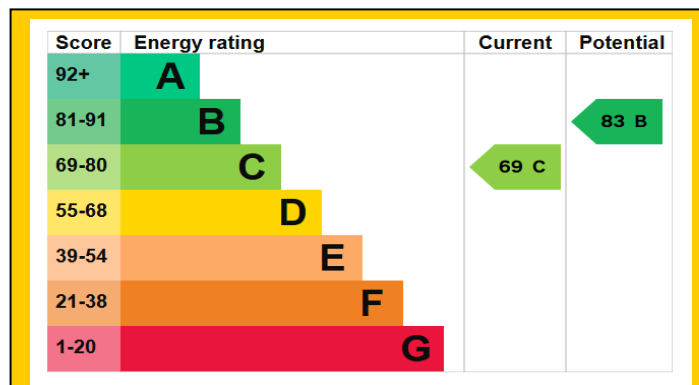
Stairs from hallway to first floor landing

First Floor Landing: Coved & textured ceiling, ceiling light point and hatch providing access to loft.

Bedroom One: **12' 2 x 11' / 3.71m x 3.35m (approx').** Coved and textured ceiling with ceiling light point. Window to rear aspect. Single panelled radiator. His and hers fitted wardrobes with hanging rails and door leading to:

En-Suite Shower: **7' 10 x 5' 4 / 2.39m x 1.63m (approx').**
Textured ceiling with ceiling light point. Frosted window to rear aspect. Shower cubicle with fitted electric shower. Pedestal wash hand basin with mixer tap. Low level WC and fully tiled walls. Single panelled radiator.

Bedroom Two: **12' 8 x 12' 4 / 3.86m x 3.76m (approx).**
Coved and textured ceiling with ceiling light point. Window to front aspect. Single panelled radiator and fitted double wardrobe.



- Bedroom Three:** **19' 5 max' x 8' 4 / 5.92m max' x 2.55m (approx')**.
Coved and textured ceiling with ceiling light point. Windows to front and side aspects. Single panelled radiator.
- Bedroom Four:** **11' 9 x 8' 1 / 3.58m x 2.46m (approx')**. Coved and textured ceiling with ceiling light point. Window to rear aspect. Single panelled radiator.
- Bathroom:** **8' 4 x 6' 3 / 2.54m x 1.91m (approx')**.
Textured ceiling with ceiling light point. Frosted window to front aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin with mixer tap and single panelled radiator. Tiled walls. Cupboard housing pre-lagged hot water cylinder tank with shelved storage.
- Garage:** **19' 8 x 8' 5 / 5.99m x 2.57m (approx')**.
Up-and-over power door with wall controls, power and light. Window to side aspect. Single panelled radiator. Door leading to utility room.
- Outside:** Front of property laid partially to hardstanding providing driveway parking and access to garage. Front garden laid to lawn giving potential to create additional parking. Side access gate and pathway leading to:
Walled rear garden laid partly to patio with the remainder laid to lawn with an array of mature trees bushes and shrubs.

