



Estate Agents



Auctioneers

# Glencoe Road, Littledown, Bournemouth, BH7 7BE

**Guide Price £685,000**

Beautiful Detached Home | Entrance Hall | Guest WC | 19' Lounge | Conservatory  
 28' Kitchen/Diner | Second Conservatory | Master Bedroom | En-suite Bathroom  
 Dressing Room/Bedroom Five | Three further bedrooms | Family Bathroom  
 Garden with South Aspect | Two Garages, one of 34' | New Central Heating system



An opportunity to acquire a blank canvas on a corner plot in a popular residential road. This detached four/five bedroom character home offers the opportunity to really make it your own. The property is situated in a convenient position for local shops at Boscombe East and Iford, Bournemouth Hospital, JP Morgan, Littledown Leisure Centre and easy access into Bournemouth via the A338. Avonbourne, Park School and Kings Park Academy are also within close reach.

As you enter through the front door and past the porch, you arrive in the hallway that gives an immediate feeling of space. Doors lead to all rooms including a 19' lounge/dining room - this has double doors into the conservatory which overlooks the garden that boasts a southerly aspect. The kitchen has recently undergone some internal reconfiguration and now offers generous dimensions of 28'10" x 21'6" (maximum); this has ample storage cupboards and a walk in larder and utility room. There is also a downstairs cloakroom - and the house benefits from a newly installed central heating system.

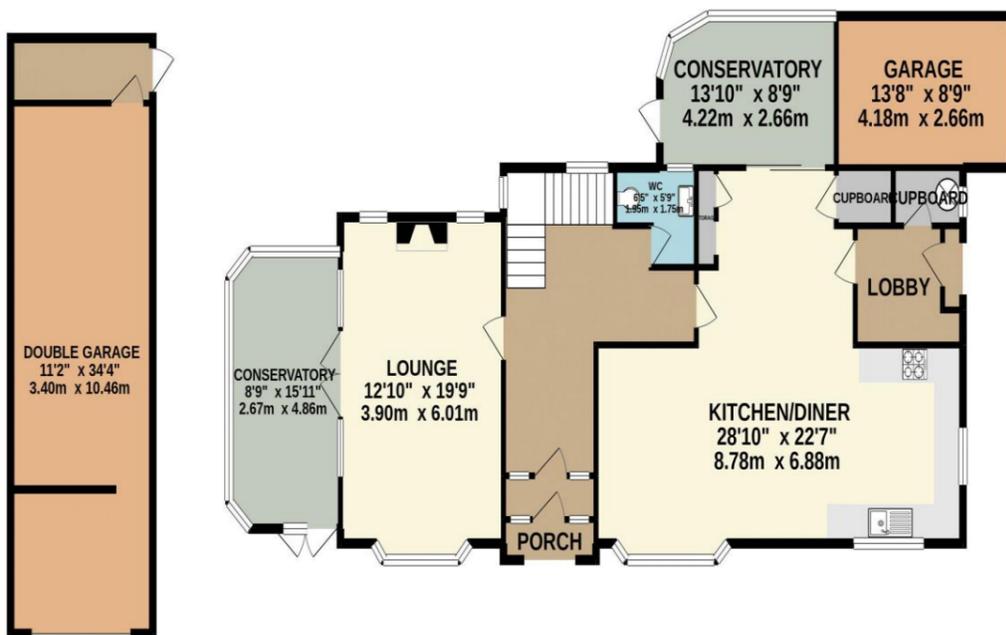
To the first floor you will find a double aspect master bedroom with an ensuite bathroom. There is currently direct access to bedroom five which is being used as a dressing room, but this can be returned back to a bedroom if required. The three further bedrooms are of generous proportions, many of them with built in wardrobes and are served by a second bathroom.

Outside, the garden has a raised patio area and the beautiful landscaping continues and wraps around the front and side. There are two garages and driveways, one measuring 34'4" in length and could be converted into a large home office, gym or an annexe.

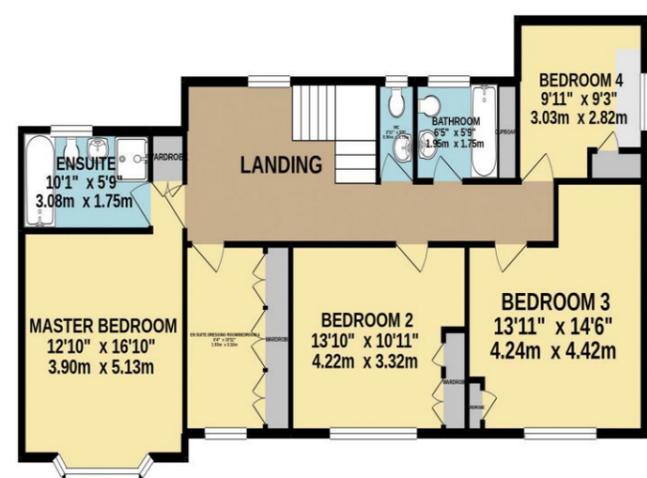
Council Tax Band: F

EPC Rating: Band E

GROUND FLOOR  
 1797 sq.ft. (166.9 sq.m.) approx.



1ST FLOOR  
 1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2809 sq.ft. (260.9 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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