



Estate Agents



Auctioneers

Harewood Gardens, Littledown, Bournemouth, Dorset, BH7 7RH

Guide Price £550,000 – Freehold

**Spacious Three Bedroom, Two Reception Room, Two Bathroom Detached Bungalow in Cul De Sac Location
Porch | Entrance Hallway | Lounge | Dining Room | Modern Kitchen/Breakfast Room | Utility Room
Master Bedroom with En Suite | Two Further Bedrooms | Family Bathroom
Detached Garage & Parking for 3 Cars | Superb Wrap-Around Gardens**

A rarely available modern three-bedroom, two reception room, two bathroom detached bungalow set in a quiet cul de sac location on the popular Littledown development. The bungalow sits in a wonderful position with wrap-around secluded gardens and a detached garage with parking for 3 cars. Features include new UPVC double glazing, gas central heating (New Boiler), 16' lounge with fireplace, separate dining room, 17' kitchen/breakfast room, utility room and a master bedroom with fitted wardrobes and en-suite bathroom.

On entering the property into the hallway, double doors open into the 16' lounge, which has a fireplace and doors opening to the garden, and then wraps round into the dining room. The 16' kitchen/breakfast room has a modern range of units and dishwasher as well as a range-style oven with five ring gas hob and wood work surfaces incorporating breakfast bar seating area. From the kitchen, an opening lead through to an inner lobby and utility area, which houses the boiler and space for a washing machine; a door gives side access out onto the garden and garage.

There are three good sized bedrooms - the 15' master bedroom has a range of built in storage and a window overlooking the rear garden, it also boasts a fully tiled en-suite bathroom. The second bedroom is a double and has mirror fronted sliding wardrobes running the full length of one wall, and the third bedroom is a single in size and has two double opening wardrobes for extra storage. The main bathroom has a three-piece suite.

Outside, the garden is a real feature of the property, with its southerly aspect. There is a large, paved patio which offers ample space for outside dining and runs the length of the bungalow. The remainder of the garden is predominantly laid to lawn with a mixture of mature shrub and fenced borders. There is also a feature pond and pergola with a range of outside lighting. The garden also wraps round to the side of the bungalow where there is a hardstanding with a shed. The detached garage can be accessed via a side door from the garden or up and over door, it also benefits from light and power. To the front of the property there are mature shrubs and flowers and a further lawn area as well as ample off road parking.

Council Tax Band: E

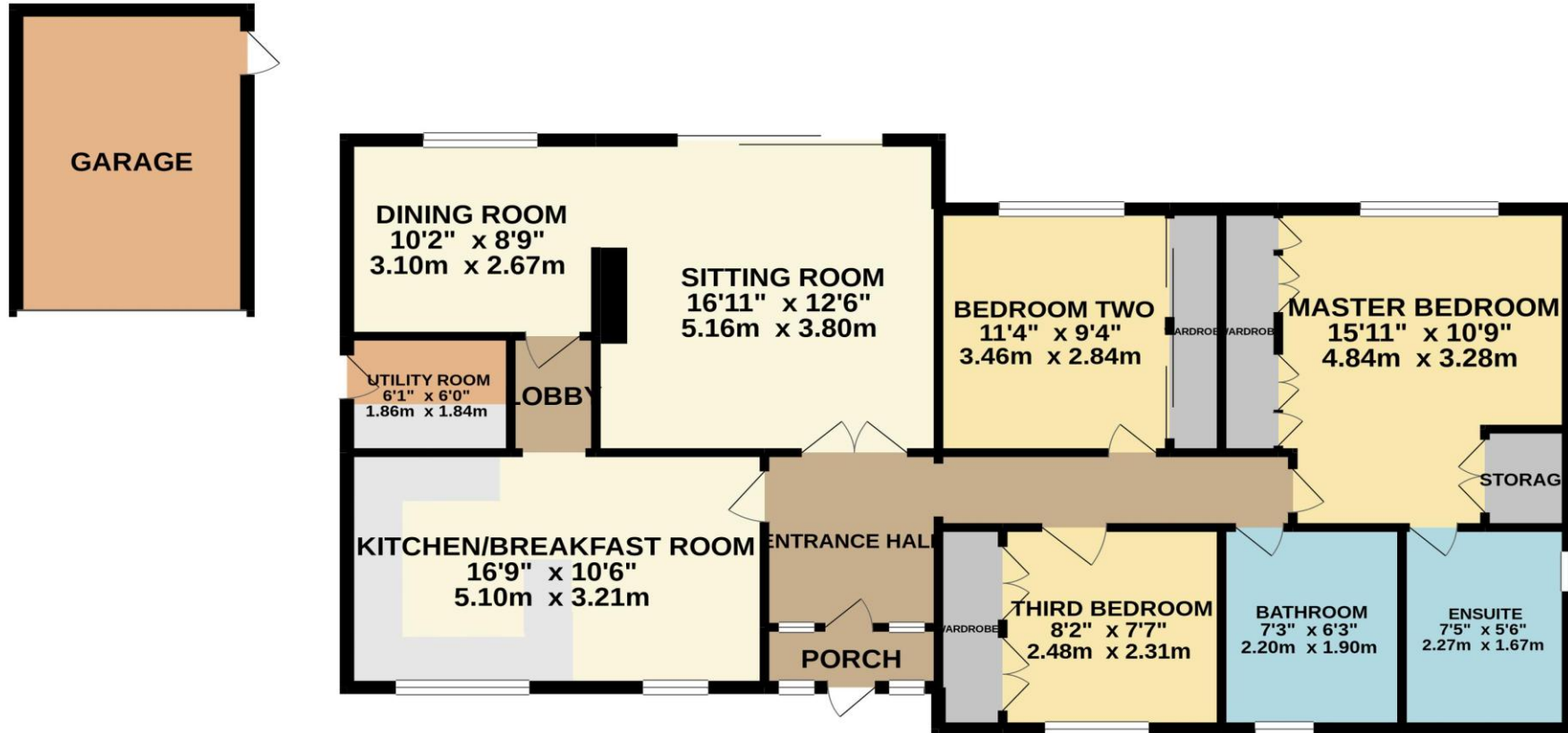
EPC Rating: 57 | D





GROUND FLOOR

1313 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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