



29 Walsingham Dene, Littledown,  
Bournemouth, Dorset, BH7 7RJ

**Asking Price**  
**£319,950**

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29 Walsingham Dene, Littledown, Bournemouth, BH7 7RJ

\* We strongly recommend viewing of this well presented, detached family home \* Four bedrooms with new en-suite to master \* Two reception rooms \* Newly fitted kitchen / breakfast room and central heating system \* New ground floor cloakroom \* First floor family bathroom \* Recently re-carpeted throughout \* Off-road parking and garage \* No forward chain

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#### The Property

This well maintained detached family home offers four bedrooms (with an en-suite shower room to the master bedroom), two reception rooms and ground floor cloakroom. Outside there is a double driveway, single garage and enclosed garden. The property is also offered with no forward chain so a viewing is essential to avoid disappointment. The property is situated in the much sought after Littledown area of Bournemouth where there are various nearby facilities including the town centre's of both Bournemouth and Southbourne offering superb restaurants, entertainment and shopping facilities within two miles and one mile respectively. Also nearby are the recreational facilities of Kings Park within a short walk which include most sporting activities, a first class athletics club and the main Bournemouth football club - Fitness First stadium.

#### Access

Wooden front door opening through into the entrance hall.

#### Entrance Hall

Double radiator. Thermostat control for heating. Telephone point. Fitted doormat. Alarm panel. Desk recess (original panel door to recess is

available for re-hanging if required) and doors leading through to the ground floor cloakroom, kitchen / breakfast room and lounge.

#### Ground Floor Cloakroom

Newly fitted suite comprising low level WC with concealed cistern, push button flush and soft close seat and lid, and wall mounted wash hand basin with chrome mixer tap. Part tiled walls to visible areas. Radiator. Obscure glazed window to front aspect. (Refurbishment completed March 2009).

#### Kitchen / Breakfast Room 17'3" x 8'5" (5.26m x 2.57m).

The newly fitted 'Magnet' kitchen comprises a comprehensive range of granite roll top work surfaces, floor and wall mounted cupboards with soft closing drawers and cabinet doors, pull out floor to ceiling storage rack system, with under-unit lighting, single bowl brushed steel sink unit with drainer and mixer tap, extractor and lighting above hob, and a range of glass-fronted display cabinets. Newly fitted integrated 'Bosch' appliances include: brushed steel single fan oven and microwave (both with LED programmable displays and retractable controls), black ceramic frameless hob with front mounted touch controls (LED heat setting display and child / user safety lock), fridge / freezer, full-size dishwasher and 1200 spin washing machine. New wall mounted Glow-worm Flexi 24com HX gas boiler (installed in March 2009). Tiled splashbacks. Exposed beamed ceiling. Space for table and chairs. Double radiator. Two brushed steel feature ceiling lights, each comprising a set of four 12V 50w downlighters. Fitted corner storage unit with double doors. Dual aspect room with windows to front and side, and a door giving access to a side pathway.

#### Agents Note

The Magnet designed kitchen was completed May 2009 and has a fifteen year cabinet and two year Corgi Electrical and Gas Certificate. New eight-way dual RCD consumer unit (mains fuse box) also fitted.

#### Lounge 15'9" x 13" (4.8m x 3.96m).

Bay window overlooking the rear garden. Exposed brick Inglenook feature fireplace with 'Living Flame' log effect gas fire and exposed brick display shelves either side and tiled hearth with exposed beam over. Exposed beamed ceiling. Double radiator and single radiator. Television and aerial point. Telephone point. Arched opening through to the:

#### Dining Room 12'6" x 8'6" (3.8m x 2.6m).

Exposed ceiling beams. Double glazed patio doors overlooking the rear garden giving access onto the patio. Double radiator. (Archway original glass panelled French doors are available for re-hanging if required).

#### First Floor Landing

Airing cupboard (housing newly fitted 'Grundfos' pump, pressure release valve and actuator). Access to loft space. Window to side aspect. Doors opening into bedrooms and bathroom.

#### Bedroom One 13'5" (4.06m) x 10'5" (4.1m x 3.12m).

Measured to back of wardrobes. Window overlooking the rear garden. Two fitted double wardrobes with cupboards above. Telephone point. Radiator. Door opening into:

#### En-Suite Shower Room

Newly fitted en-suite comprising separate shower cubicle with bi-fold door, pedestal wash hand basin with chrome mixer tap, low level WC with push button flush and soft close seat and lid. Chrome wall mounted heated towel rail. Tiled walls to all visible areas. Tiled flooring. Mirror with integrated light. Three ceiling inset 12v 50w downlighters. Obscure glazed window to side aspect. (Refurbishment completed March 2009).

#### Bedroom Two 14'10" x 8'5" (4.52m x 2.57m).

Measured into recess. Window to front aspect. Exposed ceiling beams. Fitted double wardrobe with cupboard above. Fitted cupboards fitted over the bed recess. Radiator.

#### Bedroom Three 11' x 10'3" (3.35m x 3.12m).

Window overlooking the rear garden. Pedestal wash hand basin with tiled splashback. Radiator.

#### Bedroom Four 7'4" x 7'2" (2.24m x 2.18m).

Window to front aspect. Radiator.

#### Bathroom

Comprises corner spa bath with separate shower attachment, wash hand basin with double door vanity unit beneath and low level WC. Tiled walls to all visible areas. Radiator. Light / shaver point. Six inset ceiling 12v 50w downlighters. Obscure glazed window to front aspect.

#### Garage

With electric up and over door. Light and power. Water softener.

#### Outside

The rear garden is fully enclosed by fencing and mature shrubs. Immediately abutting the rear of the property is a paved patio area and an ornately shaped lawned area. Timber storage shed. Summer house located to one corner of the garden. Well stocked shrub borders and flower beds. Side pathway leading alongside the property giving access to the front garden.

#### Front Garden

To the front is a double block paved driveway leading to the integral single garage. There is a small front lawn with well stocked flower bed and a covered front entrance to the property with outside light.

#### Square Footage

Approximately 1375 sq.ft (127 sq.m)

#### Fixtures and Fittings

Negotiable.

#### Services

Mains water; electricity and gas radiator heating having been tested since a new eight-way, dual RCD consumer unit, glow-Worm Flexi 24com HX gas boiler, Grundfos pump, pressure release valve and actuator have been fitted in March 2009. The Corgi installer has provided an associated two year Corgi Electrical and Gas Certificate.

#### Method of Sale

This property is being offered for sale via Private Treaty.

#### Tenure

Freehold

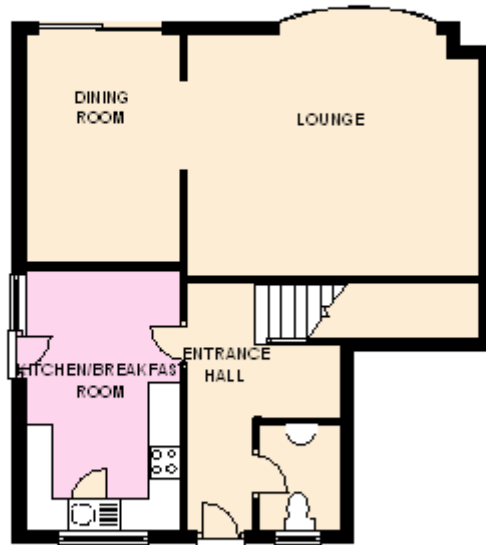
#### Local Authority

Bournemouth Borough Council

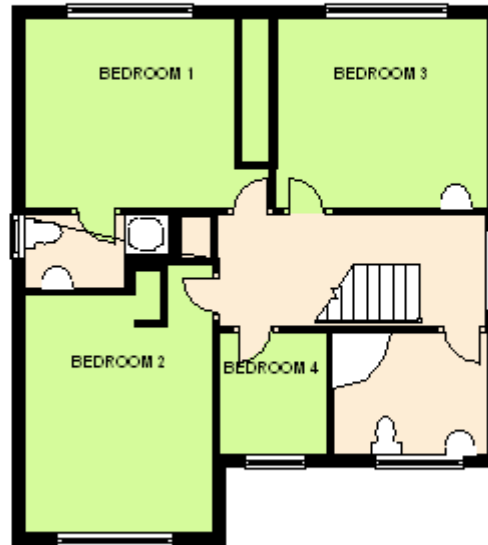
#### Council Tax

Band F - £2099.11 for 2009/2010.

**GROUND FLOOR**  
APPROX. 52.8 SQ. METRES (568.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 55.1 SQ. METRES (594.3 SQ. FEET)



Total area approx 127sq.m (1375 sq.ft)

**Viewing**

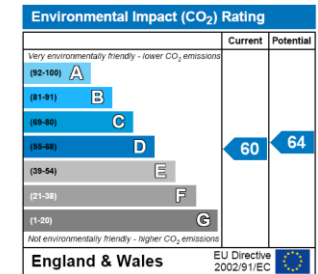
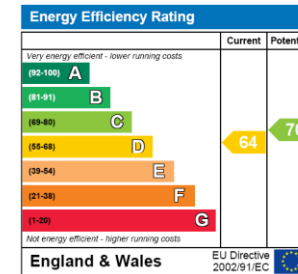
Strictly by prior appointment with YOUhome®, 101 Old Christchurch Road, Bournemouth, Dorset, BH1 1EP. Tel No: 01202 544500.

**Directions**

From our office in Old Christchurch Road proceed to the roundabout and turn left into Dean Park Crescent. At the Richmond Hill roundabout take the fourth exit joining the Wessex towards Bournemouth. Proceed along the Wessex Way taking the Springbourne exit. At the roundabout take the third exit along Holdenhurst Road. Proceed across the traffic lights then straight over the roundabout at Kings Park into Littledown Avenue. Take the third turning into William Road, then right into Harewood Avenue. Turn left into Harewood Crescent and left again into Walsingham Dene.

**URL**

<http://youhome.co.uk/listings/656>



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