

13 Thistlebarrow Road, Littledown,  
Bournemouth, Dorset, BH7 7AJ

Asking Price **£725,000**



Bedrooms



Living



Bathroom



Drive & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*



# A deceptively spacious home on a generous and mature plot.

**SET ON A SIZEABLE AND MATURE PLOT THIS FOUR BEDROOM DETACHED HOME OFFERS A GREAT DEAL OF PRIVACY AND SPACIOUS ACCOMMODATION OF AROUND 1800 SQ.FT.**

Approaching the property there are mature front gardens with a dropped kerb leading to a driveway offering space for several cars and leading to an integral garage.

The homes entrance is set to the side where there are further mature gardens, the front door then opening into a generous hallway which has a return staircase leading to the first floor with a ground floor WC set neatly beneath.

Measuring 23' x 15'10 the living room offers plentiful space for a wide range of furniture. Set to the rear of the home it features a side aspect bay window as well as windows looking into, and French doors giving access into a large sunroom.

Another generous room, the sunroom has double glazed windows to all aspects and a vaulted polycarbonate roof with French doors leading out to the rear gardens.

The kitchen overlooks the front of property and offers space for a good-sized dining table. It comes fitted with an extensive range of eye and base level cupboards/drawers and offers plentiful working surfaces. There are some integrated appliances with a door leading to a utility/store where our client houses a washing machine, tumble dryer and an additional fridge/freezer.

Moving up to the first floor a landing gives access to all four bedrooms and the bathroom. Three bedrooms make for excellent double room with bedroom four making a generous single room. The master bedroom also features a side aspect bay window and comes complete with fitted furniture.

The bathroom has been updated in recent times and is very spacious. It is fully tiled and boasts a luxury suite to include a walk-in shower, low level WC, a floating hand wash basin with vanity storage beneath, and a freestanding bath.

The property also has a loft room accessed via a fixed staircase leading up from the landing. This room has a side aspect Velux window and is nicely finished, even benefitting from air conditioning! Our client uses the room as an art studio although it should be noted it is an informal space without building regulation approval.

Outside, the rear gardens are a particular feature of the home being of a good size and very mature, bursting with an array of shrubs and flower beds. There is also a patio abutting the rear of the home, and a pond feature. Bordered by mature hedges and trees, the gardens also afford a great deal of privacy.



## KEY POINTS

Detached house

Four bedrooms

Spacious living room

Kitchen/diner

Sunroom

Generous mature gardens

Plentiful parking and garage



Approximate total area<sup>(1)</sup>

1993 ft<sup>2</sup>

184.9 m<sup>2</sup>

Reduced headroom

32 ft<sup>2</sup>

2.9 m<sup>2</sup>

1807 Sq. Ft excluding the  
informal loft room



Floor 1



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



# THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
01202 428555 | [sales@sladessouthbourne.co.uk](mailto:sales@sladessouthbourne.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

*Slades*