



4 Wood Row Throop Road

A three bedroom cottage in a semi-rural location overlooking fields.

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4 Wood Row Throop Road, Bournemouth, Dorset, BH8 0DN

Upon entry to this cottage a large entrance hall leads access to the downstairs accommodation. To the right you have the large lounge/diner with double aspect making this room a lovely and light room, which then lends access the large conservatory were you have double doors that lead to the sunny and landscaped rear garden. Moving through the ground floor you have a sizable modern fitted kitchen that comes complete with matching wall and base units with fitted appliances. Also located on the ground you have a large cloakroom.

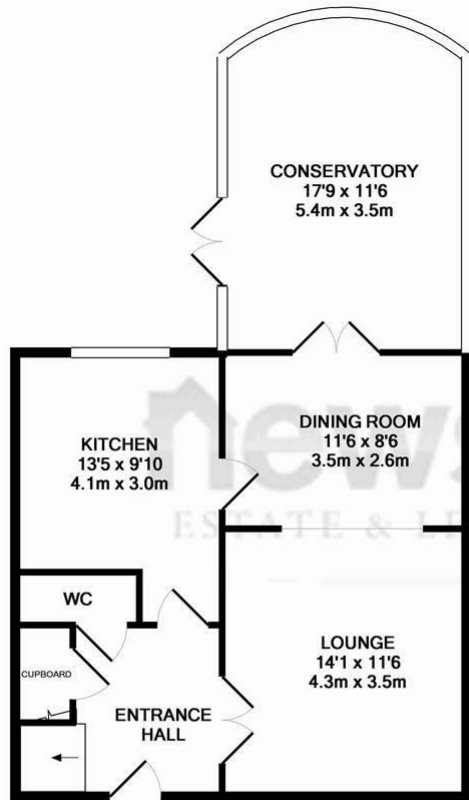
Onto the first floor of this cottage home, the accommodation is currently laid out as follows; to the rear you have the large master bedroom, which has the added access to a large en-suite shower room that comes complete with a WC, wash hand basin and a freestanding shower, you then have one large double bedroom and a good sized single bedroom. All bedrooms benefit from having built in wardrobes. The family bathroom benefits from being a large room which includes a WC, wash hand basin, panel bath.

You have a private and secluded garden that has been landscaped you have the perfect mix of lawn and a small patio, perfect for entertaining family and friends. To the rear of the property you have a double garage creating ample off road parking.

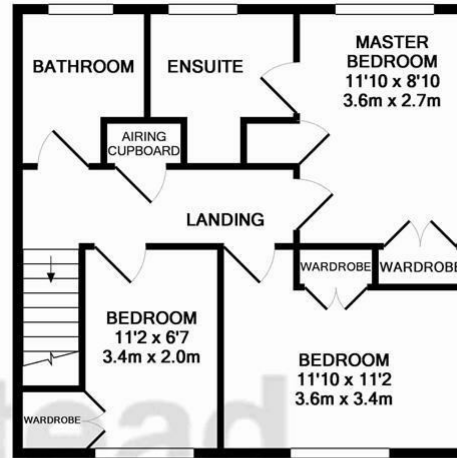
The Property is located in the sought after BH8, Throop Village location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping centre and the Wessex way in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools; both grammar and public.







GROUND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.9 SQ.M.)

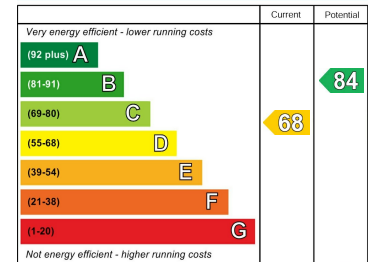


1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.4 SQ.M.)

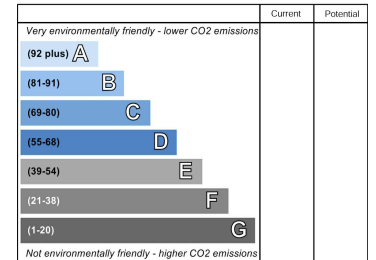
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

122-124 Castle Lane West,
Bournemouth, Dorset, BH9 3JU
Tel: 01202 430 108
E: info@newsteadproperty.co.uk
www.newsteadproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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