





# Littledown Avenue Bournemouth, BH7 7AN

## Offers Over £650,000

- Exceptional Detached Family Home
- Incredibly Versatile Accommodation
- Wonderful Kitchen & Breakfast Room
- 4/5 Receptions With Annexe potential
- 5 First Floor Bedrooms & 4 Bath/Shower Rooms
- Character Features With A Contemporary Twist
- Over 2500 sq ft of Space
- Wonderful Private Landscaped Garden

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**A lovely manageable southerly garden, plenty of parking and an integral garage, are just a few features of this wonderful spacious detached home.**

This fabulous property has been sympathetically improved by the current owners who have cleverly managed to retain so many of its wonderful original features, combining them with a modern, contemporary feel.

Improvements include a spacious modern fitted kitchen which is open plan to a delightful breakfast room. This useful space has a vaulted ceiling and opens directly out into a private decked and paved entertainment area and is a perfect spot to catch the sun and relax at the end of a day with glass of wine.

The formal sitting room enjoys a southerly aspect and has direct access into a beautiful enclosed and landscaped garden whilst the formal dining room enjoys a focal point and a rear aspect. From here you access the additional accommodation that offers a self-contained annexe. The annexe comprises two reception rooms, one with an en-suite shower room, the other with access into the garden and a

lovely dual-aspect. Alternatively these versatile spaces could be used as a second lounge/office/gym etc.

The first floor comprises five double bedrooms, the master with a gorgeous en-suite bathroom and natural travertine marble floor and wall tiling, a very useful guest suite with en-suite shower and a sleek and contemporary family bathroom with separate over bath shower unit.

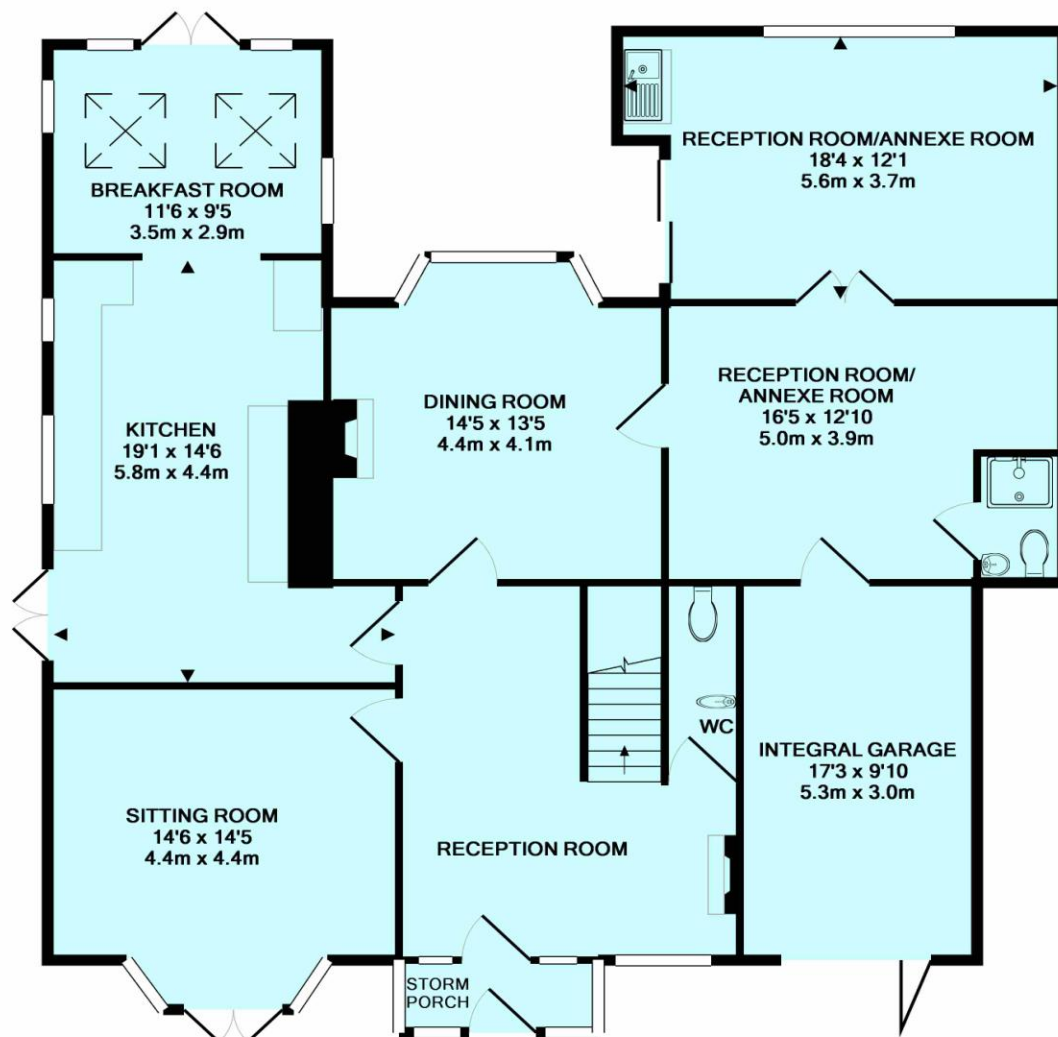
Features include the extensive use of solid wood floorboards, a beautiful wood panelled reception hall, some decorative picture rails, original wood panelled doors and gas central heating.

The driveway provides parking for 2/3 cars and leads to the integral garage which has a sliding door power and light and internal door to the house. A beautifully landscaped courtyard style garden can be found at the front (southerly aspect) and is accessed by a gate from the driveway and double doors from the sitting room. It is designed with ease of maintenance in mind and laid to artificial grass and stunning solid granite sun terrace. A pathway leads to the side of the property where there is an additional timber decked seating area that leads to a further private seating area. Both of these areas are accessible from the breakfast room and kitchen and offer unexpected levels of privacy and seclusion.

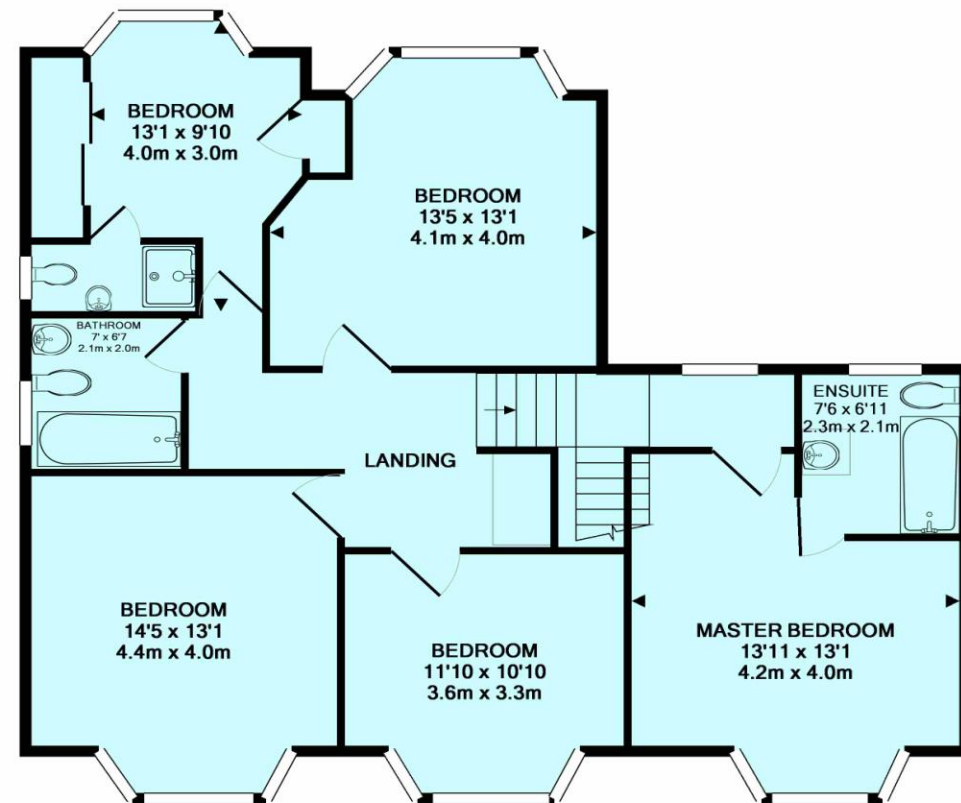
The beautiful seaside resort of Bournemouth with its award winning sandy beaches and famous ornamental gardens is within 3 miles whilst the mainline train station at Pokesdown is just 1 mile distant and the International Airport just over 4 miles away.

EPC Rating: TBC

Council Tax Band: G



GROUND FLOOR  
APPROX. FLOOR  
AREA 1549 SQ.FT.  
(143.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1024 SQ.FT.  
(95.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2573 SQ.FT. (239.0 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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