



Estate Agents



Auctioneers

Marwell Close, Littledown, Bournemouth, Dorset, BH7 7EJ

£600,000 – Freehold

Four Bedroom, Two Bathroom Executive Detached House in Cul de Sac Location | Entrance Hallway | Lounge | Dining Room Downstairs W/C | Modern Kitchen/Breakfast Room | Conservatory | First Floor Landing | Master Bedroom with En-Suite Three Further Bedrooms | Modern Bathroom | Garage | Off Street Parking | Landscaped Rear Garden

This beautifully presented four bedroom, two bathroom detached executive-style home is situated in a quiet cul de sac location on the popular Littledown development, having easy access to Littledown Leisure centre, Queens Park Golf Course and the A338 into Bournemouth Town Centre; the major employers of Bournemouth Hospital and JP Morgan are both within walking distance. The property has been updated by the current owners and now boasts UPVC double glazing, gas central heating, stylish modern kitchen/breakfast room, two separate reception rooms, UPVC conservatory, downstairs w/c, master bedroom with en-suite shower room, luxury family bathroom, landscaped rear garden plus a garage and parking. Viewing is highly recommended.

Enter into the hallway with doors to the main rooms and stairs to the first floor, there is a useful ground floor cloakroom and an internal door to the garage. The bright and spacious lounge has a window to the front aspect and a feature wood burning fire, plus double doors that lead to the separate dining room. The dining room has a door to the kitchen and also sliding patio doors which lead to the impressive UPVC conservatory overlooking the lovely rear garden. The kitchen/breakfast room has been refitted with a modern range of wall and base units having gloss fronted units, granite work surfaces with feature LED lighting; there is a built-in oven & hob with extractor over and space for a dishwasher and fridge/freezer - there is also ample space for a table & chairs and a door to the rear garden.

Upstairs there are four excellent bedrooms - the master bedroom has fitted wardrobes and its own en-suite shower room and w/c. The further three bedrooms are all good sized and each has a fitted wardrobe. The family bathroom has been refitted with a luxury three piece suite of bath with shower, w/c and basin, with contemporary tiling.

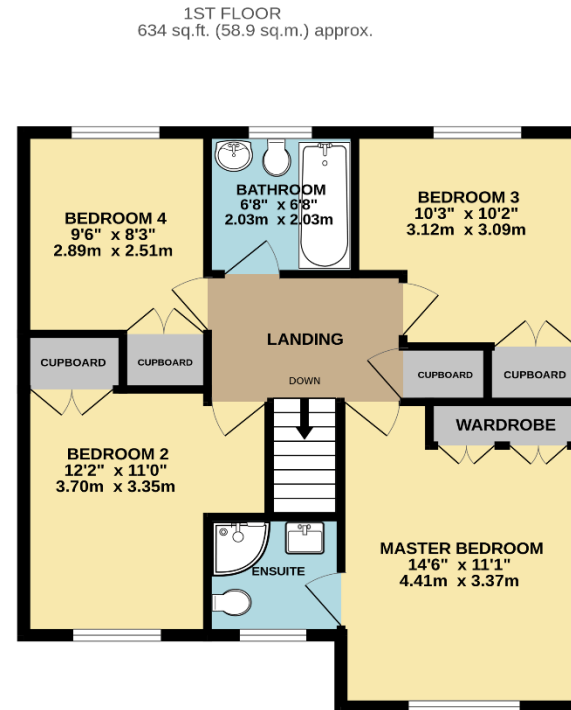
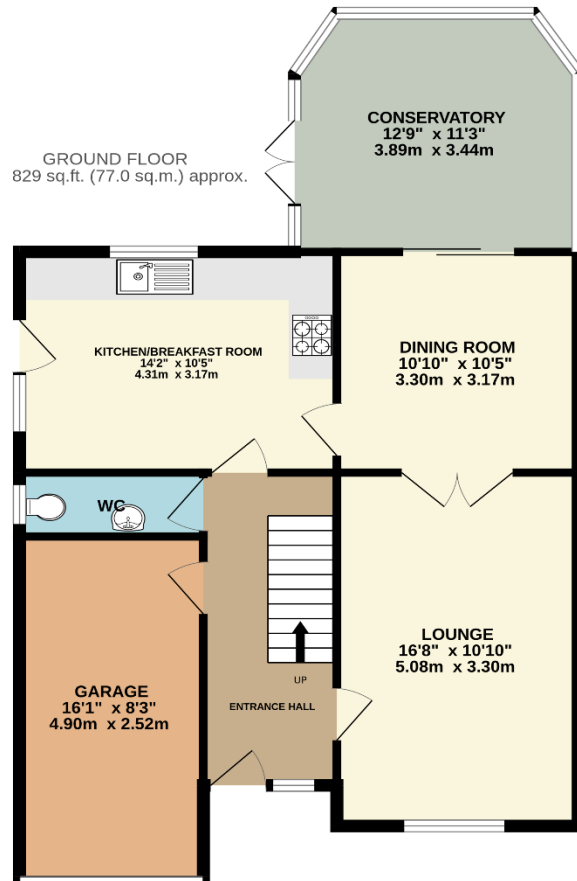
Outside, the property sits on a corner plot with block paved driveway providing off road parking for two cars; the front garden is laid to lawn with a tree and gated side access. The integral garage has been fitted with a work bench which has space for a washing machine and dryer underneath. The rear garden is landscaped, has a circular lawn area, mature flower & shrub borders and two patio areas. Garden shed.

Council Tax Band: F

EPC Rating: 67 | D







MARWELL CLOSE

TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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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