



Estate Agents



Auctioneers

## **Walsingham Dene, Littledown, Bournemouth, Dorset, BH7 7RJ**

### **£675,000 – Freehold**

**Modern Four Bedroom, Three Reception Room Detached House | Entrance Hallway | Downstairs W/C | 21' Reception Room Study | Dining Room | 17' Kitchen/Breakfast Room | First Floor Landing | Master Bedroom with En-Suite Three Further Double Bedrooms | Family Bathroom | Off Street Parking | 16' x 16' Double Garage | Rear Garden**

We are delighted to offer for sale a four double bedroom, two bathroom, three reception room detached executive-style house situated on a corner plot on the favoured Littledown development which is situated within easy reach of JP Morgan, Bournemouth Hospital, Littledown Leisure centre and has swift access into Bournemouth town centre via the A338. This spacious property boasts double glazing, gas central heating, 21' reception room, separate dining room, study, 17' kitchen/breakfast room, master bedroom with en-suite, three further bedrooms, double garage and a secluded rear garden. Viewing recommended.

Enter the house into the hallway, to the right hand side is the impressive double aspect 21' reception room with window to the front and patio doors leading to the garden. Double doors then lead to the separate dining room and in turn to the impressive 17' kitchen/breakfast room which is fitted with an extensive range of wall and base units having contrasting work surfaces over and a range of built in appliances including oven and hob, fridge/freezer and dishwasher plus a utility area. There is also a study on the ground floor and a guest w/c.

Stairs lead up to the first floor landing which has access to the loft space. The spacious master bedroom has fitted wardrobes and its own en-suite shower room and w/c. There are three further excellent sized bedrooms and a family bathroom comprising of a four piece suite of bath, shower cubicle, w/c and basin with stylish wall tiling.

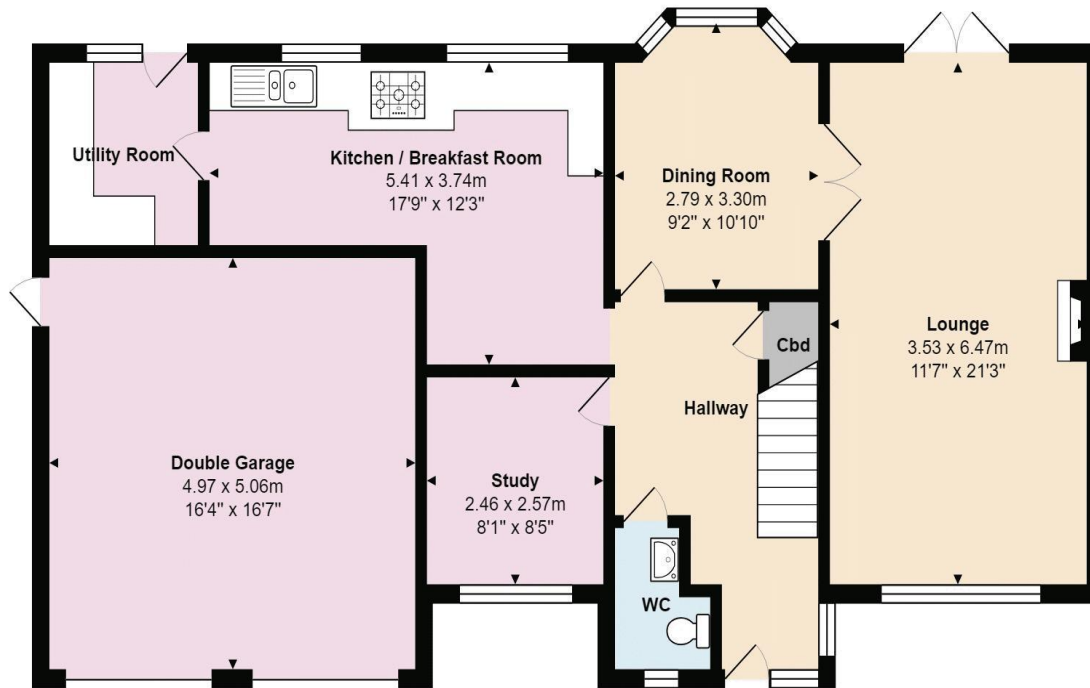
Outside, to the front of the property there is a driveway providing off street parking which leads to the double garage with up and over doors. Gated side access. The property is situated on a corner plot, so the rear garden enjoys a secluded aspect, is mainly laid to lawn with mature shrub borders.

Council Tax Band: F

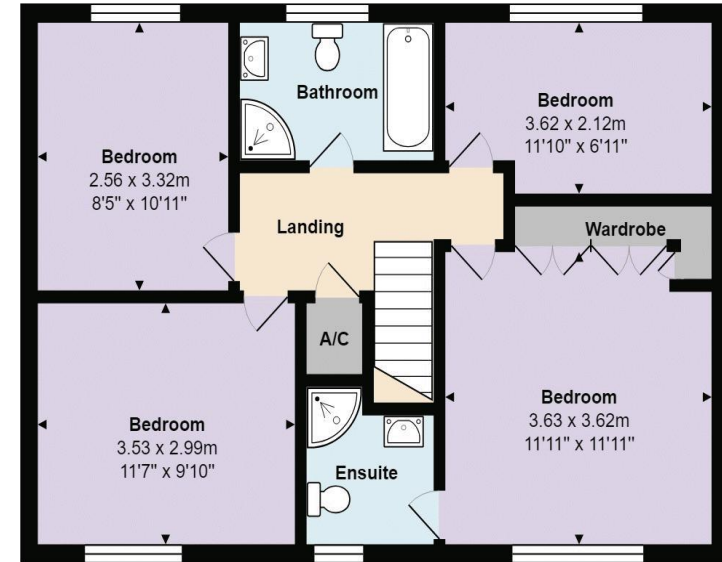
EPC Rating: 58 | D







Ground Floor



First Floor



Total Area: 160.9 m<sup>2</sup> ... 1732 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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