



GROSS INTERNAL AREA  
FLOOR 1: 742 sq. ft, 69 m2, FLOOR 2: 712 sq. ft, 66 m2  
EXCLUDED AREAS: , GARAGE: 206 sq. ft, 19 m2  
TOTAL: 1453 sq. ft, 135 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.



## 28 Walsingham Dene, Littledown, Bournemouth, BH7 7RJ

### Guide Price £650,000 – Freehold

**Four Bedroom Detached House | Excellent Condition Throughout | Modern Kitchen/Diner | Double Garage | Driveway Parking  
Utility Room | Large Landscaped Rear Garden | En-Suite To Master | Double Glazing & Gas Central Heating**

Walsingham Dene is situated in the desirable Littledown estate, nestled in a tranquil cul-de-sac. It's conveniently located just a brief walk from the Littledown Centre, which boasts a gym, swimming pool, and football pitches, among various other amenities. Close at hand are Kings Park Athletics Stadium, multiple play parks, JP Morgan, Bournemouth Hospital, and a major Tesco supermarket. Additionally, there is a play park for younger children, a lake, and picnic areas, along with reputable primary and secondary schools, making it an excellent choice for families.

The inviting lounge seamlessly connects to the open-plan kitchen and dining area. The kitchen features a selection of modern, handle-less units, along with integrated NEFF appliances and matching countertops, including a built-in microwave with a slide and hide door. Part of the double garage has been transformed into a spacious utility room, offering plumbing space for a washing machine and tumble dryer, along with additional storage.

The dining area is enhanced by double doors that open directly into the rear garden. On the upper level, there are four bedrooms, comprising three doubles and one single. The master bedroom includes its own en-suite shower room with a wash hand basin and WC. The contemporary family bathroom is equipped with a bathtub featuring an overhead shower and screen, a vanity unit with a built-in wash hand basin, and a WC, all adorned with fully tiled walls and flooring.

Outside, adjacent to the back of the home, there's a generous patio area ideal for outdoor dining or entertaining, leading to a pergola – a perfect retreat for basking in the summer sun. The rest of the garden is set to lawn. At the front, there's off-road parking for two vehicles, leading up to the garage.

Tenure: Freehold  
EPC Rating: 71 | C  
Council Tax Banding: F

