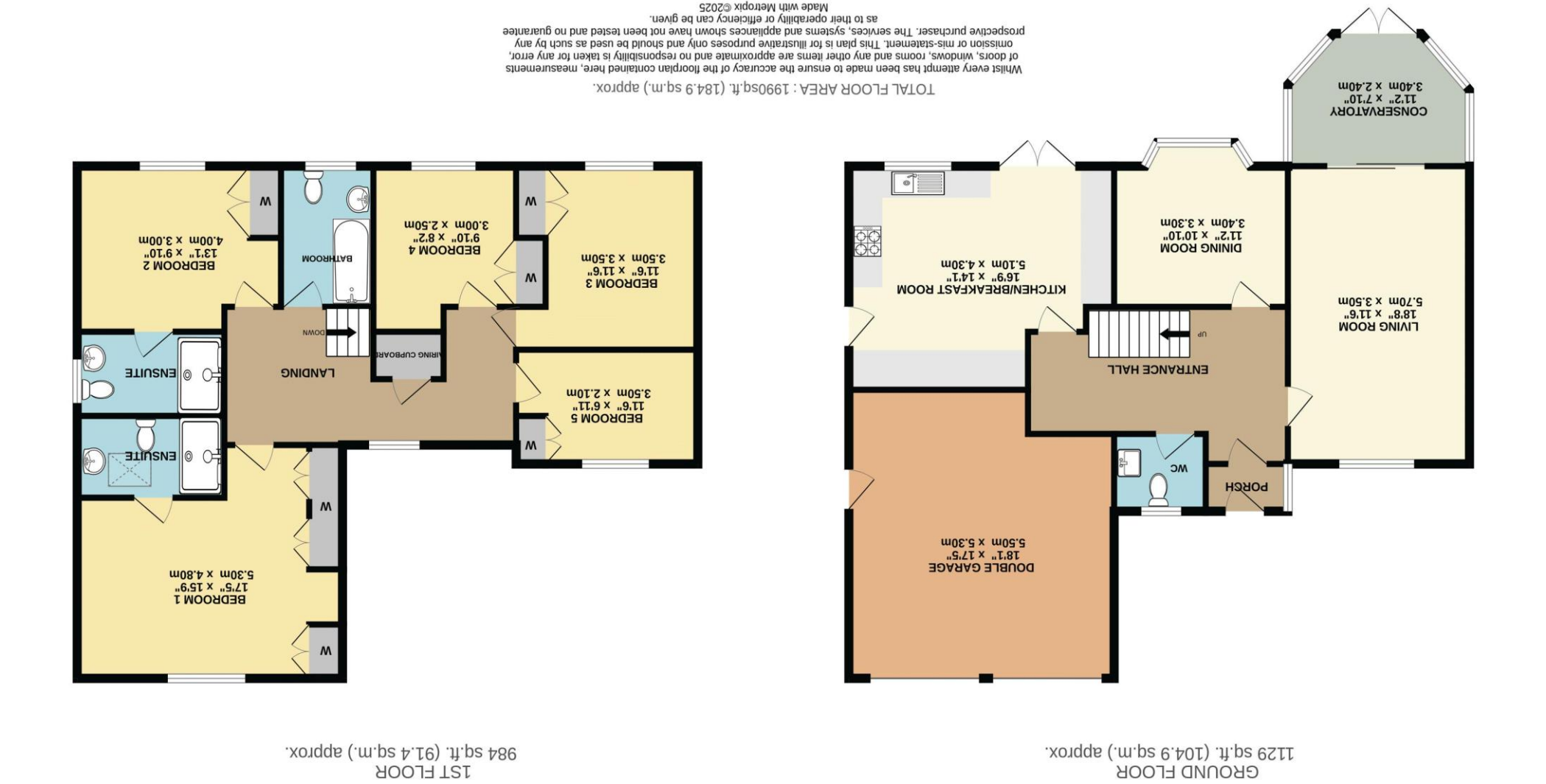




Offices at  
**Southbourne • Christchurch • London**  
www.richardgodsell.com

**Richard Godsell – Estate Agents – Auctioneers**  
3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE  
Tel: 01202 424214 | Email: southbourne@richardgodsell.com

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.



Estate Agents



Auctioneers

**Marwell Close, Littledown, Bournemouth, Dorset, BH7 7EJ**  
**Guide Price £700,000 – Freehold**

**Executive Style Five Bedroom Three Bathroom Detached House | Porch | Hallway | Lounge | Dining Room | Conservatory  
Kitchen Breakfast Room | Ds Wc | Landing | Master Bedroom with Ensuite | Bedroom Two with Ensuite  
Three Further Bedrooms | Modern Bathroom | Double Garage | Off-Street Parking for 2 Cars | Rear Garden | No Chain**

We are pleased to offer for sale a five-bedroom, three bathroom, three reception room detached executive-style house located in a quiet cul-de-sac in the desirable Littledown development. This property is conveniently situated near JP Morgan, Bournemouth Hospital, Littledown Leisure Centre, and provides quick access to Bournemouth town centre. This spacious home features double glazing, gas central heating, a new boiler and electrical fuse box, an 18ft reception room, a separate dining room, and a conservatory. The modern kitchen/breakfast room measures 16ft x 14ft, while the master bedroom is 17ft long and includes an en-suite bathroom. Additionally, there is a second bedroom with its own en-suite, along with three more bedrooms. The property also boasts an 18ft x 17ft double garage and a well-sized rear garden. Recently, the house has been redecorated throughout, with new bathrooms, a new WC, and new carpets installed. With no upper chain, we highly recommend viewing this property.

Upon entering, you will find a porch leading into the hallway, which features stairs rising to the first floor and doors to all rooms. There is a useful ground-floor cloakroom with a newly fitted WC and stylish tiling. To the right, you will find the double-aspect reception room, which includes a feature fireplace and sliding patio doors leading to the conservatory. The separate dining room overlooks the garden, and the impressive kitchen/breakfast room is equipped with a comprehensive range of wall and base units, complemented by contrasting work surfaces. Appliances include a built-in oven and hob, extractor, fridge freezer, and dishwasher, with French doors and a side door leading to the garden. From the landing, there are five generously sized bedrooms. The master bedroom, measuring 17 feet, includes a full range of fitted wardrobes and its own en-suite shower room with a newly fitted suite featuring a walk-in shower, WC, and basin, all with stylish tiling. The second bedroom also has a newly fitted en-suite and fitted wardrobes. There is an additional double bedroom and two single bedrooms, all equipped with fitted wardrobes. The family bathroom has been updated with a modern suite including a bath, shower, WC, and basin, again featuring stylish tiling.

Garage: The double-width garage measures 18ft x 17ft and has twin up-and-over doors, as well as a side courtesy door to the garden, with power and light installed. Frontage: The property boasts a large frontage with a lawn and mature shrubs, along with a side gate leading to the garden. Rear garden: The rear garden is approximately 30ft in length, featuring a lawn area and patio, with mature shrubs and flower borders.

Tenure: Freehold

EPC Rating: 59 | D

Council Tax Banding: F

