



Estate Agents



Auctioneers

Sovereign Close, Littledown, Bournemouth, BH7 7RP

Guide Price £630,000 – Freehold

**Modern Four Bedroom Two Bathroom Detached House | Cul De Sac Location | Entrance Hallway | 16ft Living Room
Dining Room | Kitchen Breakfast Room | Utility Room | Ds Wc | Study | Conservatory | Landing
Master Bedroom with Ensuite | Three Further Bedrooms | Modern Bathroom | Garage & Driveway | Secluded Rear Garden**

This spacious and modern four-bedroom detached house is located in the highly desirable Littledown development, offering easy access to central Bournemouth and Castlepoint shopping centre via the A338. It is also conveniently situated close to major employers, such as JP Morgan and Bournemouth Hospital. This beautifully presented home features roomy ground-floor accommodation and a variety of benefits, including double glazing, gas central heating, a 16ft reception room, a 23ft conservatory, a separate dining room, a stylish kitchen/breakfast room, a utility room, a study, a downstairs cloakroom, a master bedroom with an ensuite, fitted wardrobes in three of the bedrooms, a modern bathroom, and off-street parking for up to three cars, including a detached garage. We highly recommend scheduling a viewing, and there is no onward chain.

As you enter the hallway, you'll notice doors leading to all the main rooms. The owners have replaced the original staircase with a stylish oak and glass feature staircase. On the ground floor, there's a study complete with a desk and shelves, along with a cloakroom. The main reception room, measuring 16 feet, features a striking fireplace and double doors that open into the separate dining room and the expansive 23-foot conservatory, which in turn leads to the garden. The modern kitchen comes with a wide range of wall and base units, providing ample space for appliances and a dining table and chairs. Additionally, the separate utility room accommodates white goods and has a side door that leads to the driveway.

Upstairs, there are four excellent bedrooms. The master suite features a range of fitted wardrobes and a dressing table, along with its own ensuite shower room and WC. Bedrooms two and three also have fitted wardrobes, while bedroom four is a spacious single room. The main family bathroom includes a modern suite with a bath and shower, WC, and basin, all adorned with stylish tiling.

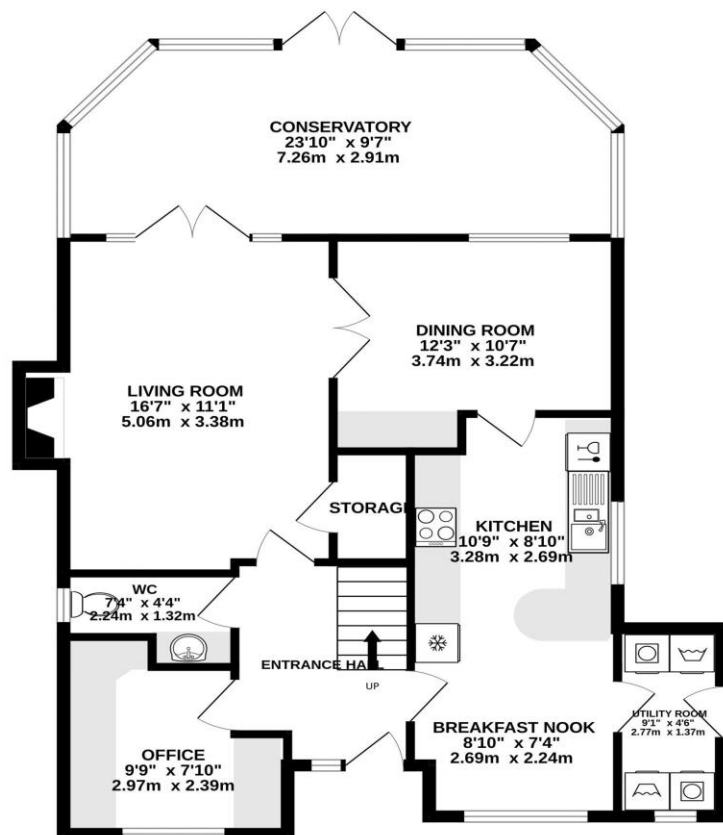
The front of the property showcases a driveway with decorative concrete, providing plenty of parking space for three to four vehicles, as well as a handy detached garage. At the rear, a private garden with a lovely sunny outlook features a generous patio, a large lawn area, and mature borders that add to its appeal.

Tenure: Freehold
Council Tax Banding: E
EPC Rating: 72 | C

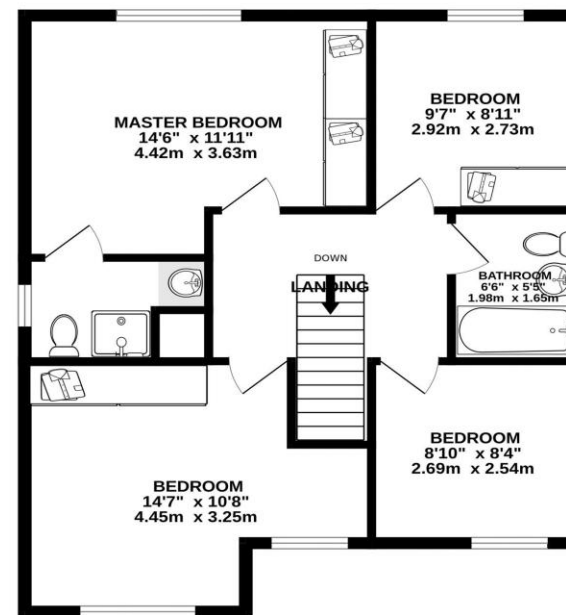




GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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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