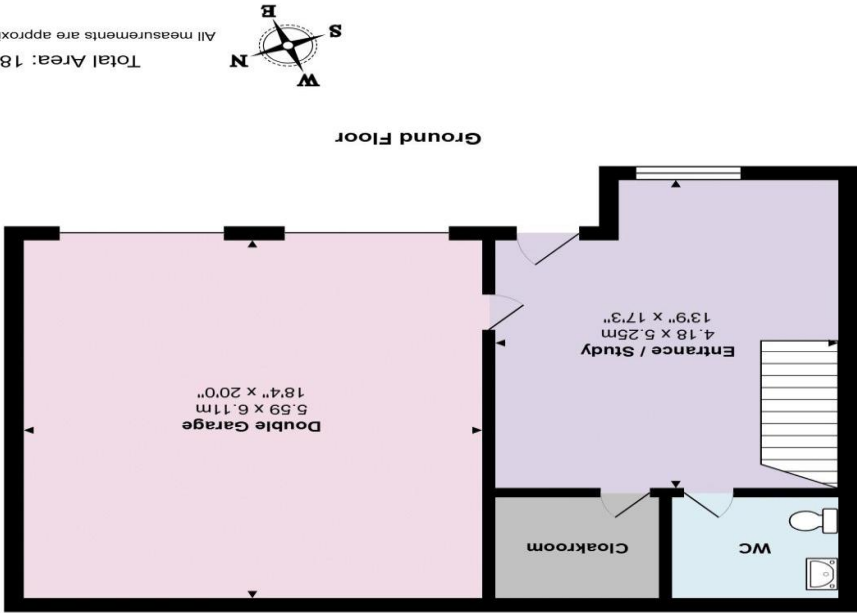
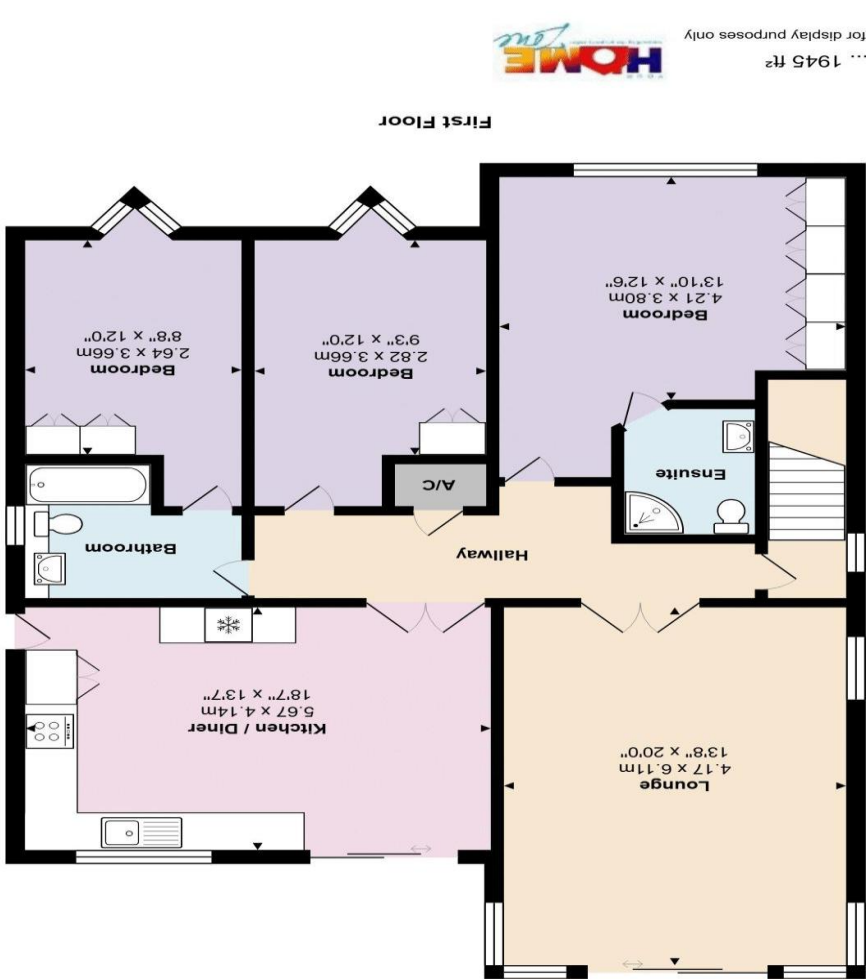




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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of 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.



HOME
Total Area: 180.7 m² ... 1945 ft²
All measurements are approximate and for display purposes only



Woodcocks Crescent, Littledown, Bournemouth, BH7 7JW
Guide Price £625,000 - £650,000 – Freehold

Unique Three Bedroom Two Bathroom Detached Split Level House | 17ft x 15ft Entrance Hallway | Ds Wc | Store Room
20ft x 18ft Double Garage | Stairs to First Floor Landing | 20ft Part Vaulted Reception Room | 18ft Kitchen/Diner
Master Bedroom with Ensuite | Two Further Double Bedrooms | Family Bathroom
Multiple Off-Street Parking | Rear Gardens with Lovely Views

GUIDE PRICE £625,000 - £650,000 An imposing three-bedroom, two-bathroom detached house features a uniquely designed split-level layout. Situated in the desirable Littledown Development, the property offers convenient access to Bournemouth Hospital, J P Morgan, and the Leisure Centre. Additionally, it is just a short drive from Castlepoint shopping centre and provides easy access to the main road leading into Bournemouth town centre. This home must be seen to be fully appreciated, as it offers numerous benefits, including UPVC double glazing, gas central heating, a spacious entrance hallway, a downstairs cloakroom, a 20ft reception room with a part vaulted ceiling, an 18ft modern kitchen/diner, a master bedroom with an ensuite, two additional double bedrooms, a family bathroom, a 20ft x 18ft double garage, and gardens boasting far-reaching views. Sole Agents.

Upon entering, you'll find a surprisingly spacious 17ft x 15ft entrance hallway that offers ample space for a desk or office area. There is also a convenient ground-floor cloakroom and a further storage room. An integral door leads to the double garage, which has twin doors to the front and could be adapted for additional accommodation if desired. (subject to appropriate consents.) The staircase from the ground floor takes you to a bright first-floor landing. The house features a 20ft reception room with vaulted windows overlooking the garden, allowing for an abundance of natural light. The well-appointed 18ft kitchen/diner with patio doors to the garden boasts an extensive range of wall and base units with contrasting work surfaces and a range of built-in appliances, including an oven, combi oven, hob, fridge-freezer, and dishwasher. This space is also suitable for a table and chairs, and has a door leading to the side access. There are three spacious double bedrooms, with the 16ft master suite featuring fitted cupboards and its own fully tiled ensuite shower room and WC. Bedrooms 2 and 3 both include fitted wardrobes. The family bathroom comprises a three-piece suite with a bath/shower, WC, and basin, complemented by contrasting tiling.

Exterior: The property features a block-paved driveway at the front, providing parking for three cars. The rear garden includes a landscaped patio area with sleeper retaining walls and a large lawn, offering beautiful views over the surrounding neighbourhood and a secluded aspect to the rear. There is gated side access to both sides of the property. The double garage measures 20ft x 18ft and has twin doors. The house was built in 1994.

Tenure: Freehold



Council Tax Banding: F



EPC Rating: 71 | C

