



Estate Agents



Auctioneers

Littledown Avenue, Littledown, Bournemouth, Dorset, BH7 7AN

Guide Price £725,000 - £750,000 – Freehold

**Character Four Bedroom Three Bathroom Extended Detached House | Entrance Hallway | Lounge | Dining Room | Kitchen
Breakfast Room | Games Room | Ground Floor Shower Room | Master Bedroom with Ensuite | Three Further Bedrooms
Bathroom | Driveway for Multiple Parking | Planning Permission For Garage | Large Rear Garden | Garage/Store**

Deceptively Spacious and Characterful Four-Bedroom Detached Home in a Prime Bournemouth Location. Set on a desirable tree-lined avenue, this beautifully presented and deceptively spacious four-bedroom detached home offers a rare combination of period charm, versatile living space, and a highly convenient location. Positioned within easy reach of key local employers such as Bournemouth Hospital, JP Morgan, and Bournemouth FC, the property also benefits from swift access to Bournemouth town centre via the A338, as well as nearby Castlepoint Shopping Centre and a selection of well-regarded local schools. This character-filled home provides extensive and flexible accommodation, with four bedrooms, four reception rooms, and three bathrooms, thoughtfully arranged over two floors. The property combines traditional charm with modern updates including gas central heating and double glazing, all set within a generous plot with a large, secluded rear garden and off-road parking for multiple vehicles.

On the ground floor, a welcoming hallway with Karndean-style flooring and a turning staircase leads to the main living spaces. At the front of the house is a bright and spacious 16-foot lounge, complete with a bay window and an attractive open fireplace, creating a warm and inviting atmosphere. Double doors connect the lounge to a generous open-plan dining and family room to the rear, which enjoys views over the garden and makes an ideal space for entertaining or relaxing as a family. The kitchen/breakfast room is well-equipped with a comprehensive range of wall and base units, contrasting worktops, and integrated appliances including an oven, hob, dishwasher, and fridge. There is also space for a breakfast table, making it a functional and sociable space for everyday living. There is also a utility room with built in washing machine and fridge freezer. Completing the ground floor is a modern shower room with WC, a separate study with built-in storage, and a versatile games or TV room or a 5th bedroom. Upstairs, the property offers four well-sized bedrooms. The master bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath and shower, basin, and WC. Outside, the house is set well back from the road, with a large gravelled driveway offering ample parking space for multiple vehicles, a boat, or motorhome. Planning permission has already been granted for a garage to be built on the right-hand side of the property, adding further scope for improvement. A gated side entrance leads to the generously sized and beautifully private rear garden, which features a patio area, mature trees and borders providing excellent seclusion, and a decked seating area with power supply — ideal for summer entertaining.

This is a rare opportunity to acquire a substantial and flexible detached home in a fantastic location, offering generous living space, a superb garden, and further potential. Perfectly suited to families looking for space and convenience, this charming home is ready to move into, with scope to personalise further if desired.

Tenure: Freehold

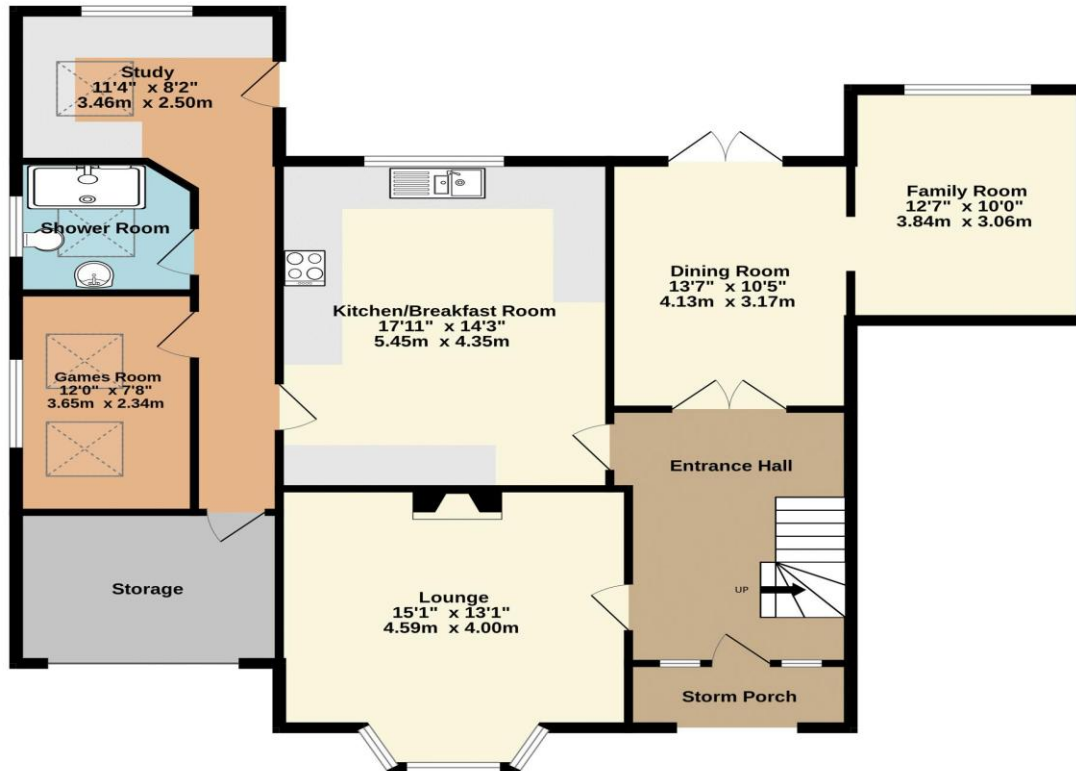
Council Tax Banding: F

EPC Rating: 58 | D

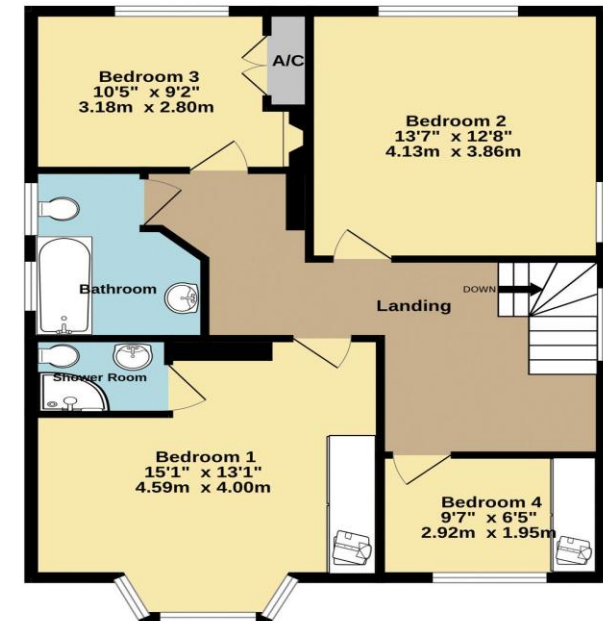




GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 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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