



Estate Agents



Auctioneers

Leeson Road, Littledown, Bournemouth, BH7 7AZ

Guide Price £700,000 – Freehold

**Character Four Bedroom Detached House | Porch | Hallway | Lounge | Dining Room | Conservatory | Kitchen/Breakfast Room
Downstairs W/C | First Floor Landing | Four Bedrooms | Shower Room & W/C | Off Road Parking | Lovely Rear Garden**

A charming four-bedroom detached character home is situated on a peaceful, tree-lined residential road in a highly sought-after area of Littledown. Ideally positioned within proximity to The Royal Bournemouth Hospital, JP Morgan, Tesco Extra, the A338, and Littledown Leisure Centre, the property offers both convenience and comfort for modern family living.

Upon entering through the porch, you are welcomed into a spacious hallway with a useful ground-floor WC. The front-facing dining room is bright and elegant, featuring a large bay window and attractive side windows that flood the space with natural light. Outside, the front garden is attractively landscaped with mature borders and tropical palms, and there is off-road parking for two to three vehicles along with a driveway leading to a carport. The rear garden extends to approximately 70 feet in length and includes a well-tended lawn, mature planting, two patio areas ideal for entertaining, a tranquil pond, and a garden shed/workshop.

Upstairs, the generous landing leads to four well-proportioned bedrooms, including two spacious doubles and two further good-sized rooms. The modern shower room features a double walk-in shower and basin, complemented by a separate WC. There is also access to a large loft space, offering excellent storage potential.

To the rear of the home, the inviting lounge opens into a bright UPVC conservatory via elegant double doors, creating a seamless connection between indoor comfort and outdoor living. The conservatory enjoys views over the beautifully landscaped garden and provides a tranquil space to unwind. Adjacent to this, the spacious 18-foot kitchen/breakfast room is fitted with a comprehensive range of units, a built-in oven and hob, and offers ample room for dining. A side door provides convenient access to the garden and driveway, making it ideal for busy family life.

This is a rare opportunity to acquire a spacious and characterful family home in a prime location. Early viewing is highly recommended.

Tenure: Freehold
Council Tax Band: F
EPC Rating: 65 | D





GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.

TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.
While 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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