



6 Walsingham Dene, Bournemouth

Guide Price £650,000



Welcome Homes are delighted to offer for sale this well presented five bedroom detached family home situated in the popular and convenient location of Littledown, BH7.

On entering the property the hallway has doors to all principle rooms, stairs to the first floor, a cloakroom with WC and a useful under stairs storage cupboard.

The remainder of the ground floor comprises of two further reception rooms. The lounge has sliding doors out onto the garden, a feature fireplace as well as a window to the front elevation letting in plenty of natural light.

The kitchen/breakfast room has been modernised by the current owners and has a range of units to eye and base levels with a continuation of the worktop surface to provide a breakfast bar area. There is a sink with drainer unit, space for under counter appliances, gas hob with extractor above, two windows to the rear elevation and a door giving side access. There is ample space for a dining table and chairs.

Upstairs the property has five bedrooms, four doubles and a single/study. Two of the bedrooms also benefit from en-suites. There is a fully tiled family bathroom on this level with shower over bath, wash hand basin with vanity storage under, low level WC and chrome heated towel rail.

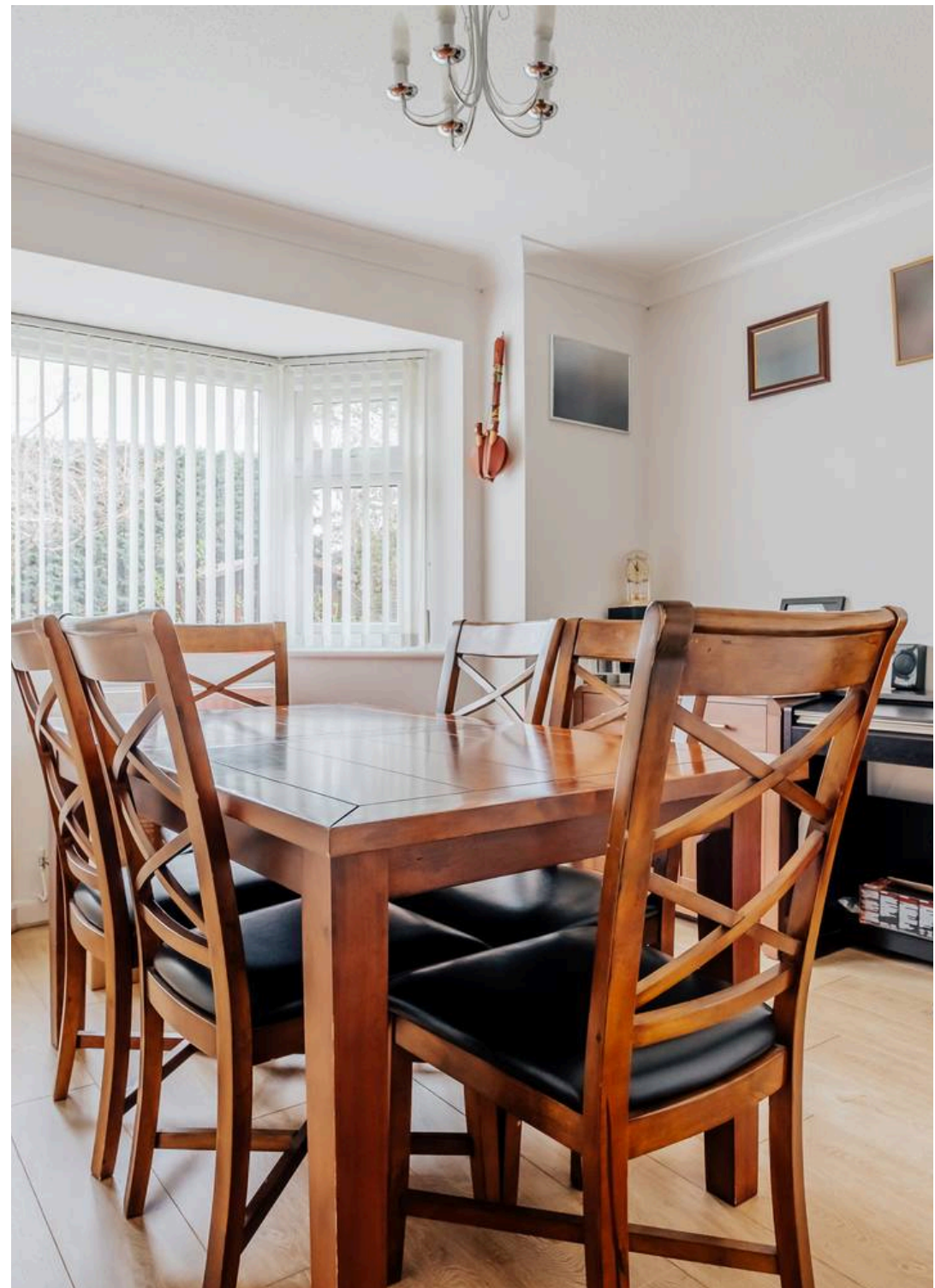
To the rear of the property the private garden is predominantly laid to lawn with mature shrub borders, a decking area, and a wooden summer house. It is enclosed by panel fencing and there is side access to the front of the property.

There is a driveway at the front which provides off road parking for multiple vehicles and a double garage which is ideal for storage or further parking.

The property benefits from UPVC Double Glazing & Gas Central Heating and is offered with no forward chain.

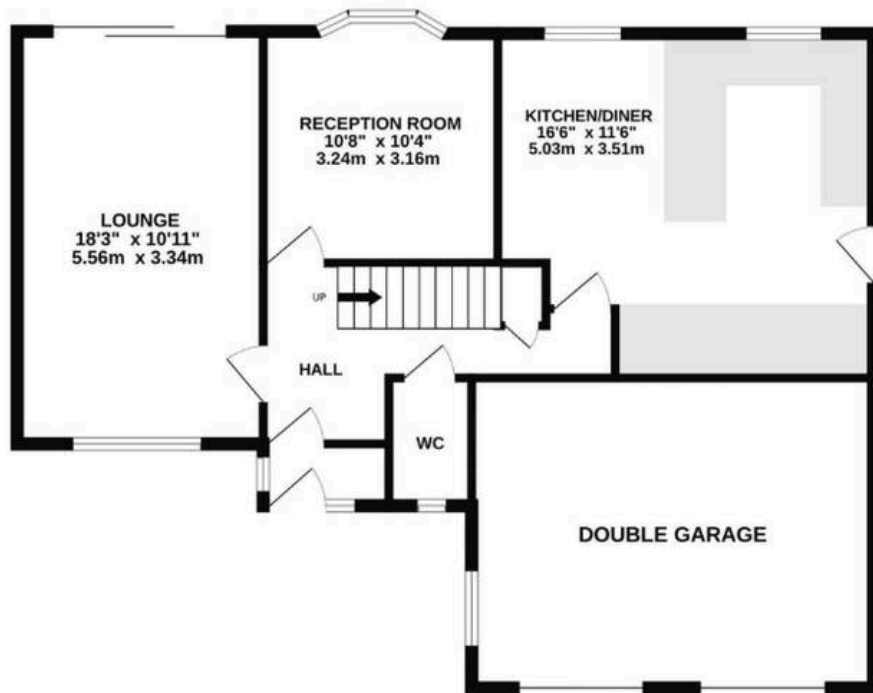
Located in a cul-de-sac position in the popular area of Littledown, this family home is within sought-after school catchments such as Avonwood Primary, less than half a mile away, and Avonbourne Academy. It is also within easy reach of The Royal Bournemouth Hospital, JP Morgan, and the Littledown Centre, all of which are less than 2 miles away.

There are easy access routes onto the A338, and Southbourne High Street is 2 miles away, offering an array of shops, restaurants, and local bars. The award-winning blue flag beaches are also within 2.3 miles.

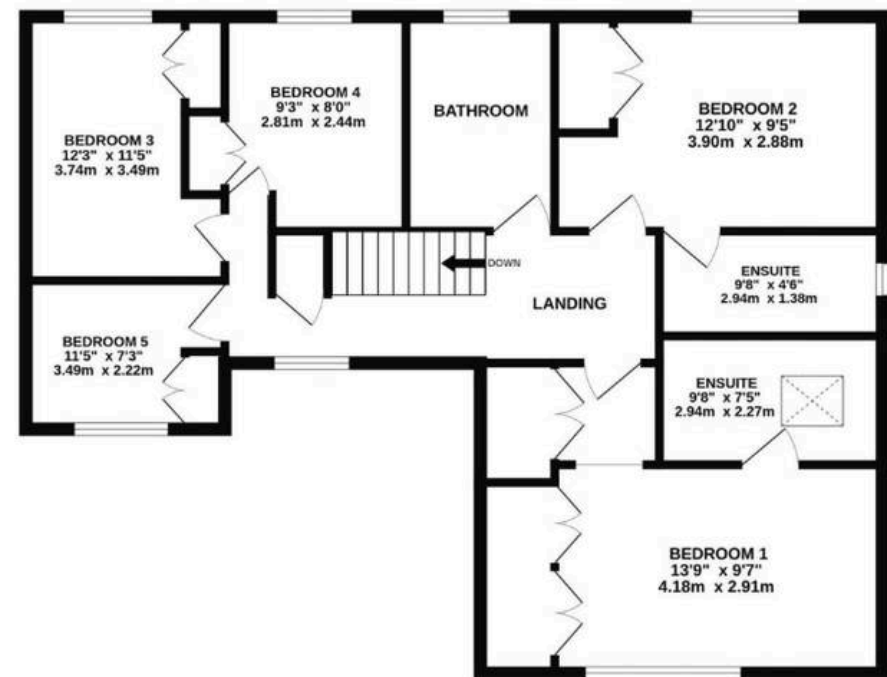




GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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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