

FREEHOLD



House - Detached

# 66 LITLEDOWN DRIVE, BOURNEMOUTH, DORSET, BH7 7AH

Offers In The Region Of

## £775,000

### FEATURES

- EXECUTIVE RESIDENCE
- STUNNING KITCHEN / DINING ROOM
- LARGE SOUTHERLY FACING GARDEN
- UTILITY / BOOT ROOM
- DOUBLE GARAGE
- ANNEX POTENTIAL
- EXCLUSIVE DEVELOPMENT
- MASTER BEDROOM WITH EN-SUITE



# 5 Bedroom House - Detached located in Bournemouth

## Entrance Hall

0'0" x 0'0"

Entry to the property via Upvc front door with glazed inlay to the inner porch, smooth plastered walls and ceilings, secondary hardwood door into the generous hallway with doors leading to accommodation. Wood affect flooring, textured ceiling, radiator and stairs leading to the first floor.

## Lounge

13'1" x 22'8"

Textured ceilings, coving, twin Upvc windows to front aspect, French styles doors offering direct access to rear garden, carpeted flooring, smooth plastered walls, radiators and feature fireplace.

## Utility Room

6'7" x 7'3"

Upvc door to the side aspect offering access to the rear garden, selection of floor and wall mounted units with plumbing for a selection of white goods, ample storage

## Cloakroom

0'0" x 0'0"

Downstairs cloakroom with shower, sink with vanity storage, low level w/c, heated towel rail, extractor fan, textured ceilings and fully tiled walls.

## Study

7'3" x 7'10"

High level Upvc window, carpeted flooring, textured ceilings, coving, radiator, door leading through to double garage

## Family Room

7'10" x 16'1"

Textured ceilings, coving, high level Upvc window to side aspect, French style doors offering access to rear garden, smooth walls, radiator, internal doors offering access to the office area.

## Kitchen/ Breakfast Room

12'6" x 19'8"

Smooth plastered walls, downlights, large selection of floor and wall mounted units in a stylish grey, integrated appliances, wood affect work surfaces, gas hob, extractor fan, stainless steel sink, stylish island with soft close pan drawers, high level twin fan oven, bin storage, generous larder style storage, opening into dining room.

## Dining Room

9'10" x 19'0"

Smooth plastered walls and ceilings, wood affect flooring, twin set of French style doors offering access to the rear garden and windows to east, west and south aspects, opening back through to the kitchen.

## Landing

0'0" x 0'0"

First floor landing, Upvc window to the front aspect, textured ceilings, coving, radiator, doors leading to accommodation.

## Master Bedroom

10'10" x 14'9"

Textured ceilings, twin Upvc windows to the rear aspect, carpeted flooring, smooth

plastered walls, large selection of built in storage, radiator, door leading to the en-suite

#### En-Suite

7'7" x 7'10"

Textured ceilings, fully tiled walls, jacuzzi style bath, Upvc window to the front and side aspect, heated towel rail, corner shower, wood affect flooring, low level w/c and hand basin.

#### Bedroom 2

10'6" x 13'5"

Textured ceiling, coving, smooth plastered walls, carpeted flooring, radiator, built in wardrobes, twin Upvc windows to the rear aspect

#### Bedroom 3

9'6" x 12'2"

Textured ceiling, coving, smooth plastered walls, carpeted flooring, radiator, twin Upvc windows to the front aspect, built in storage.

#### Bedroom 4

8'10" x 13'1"

Textured ceilings, coving, Upvc window to the side aspect, radiator, ample space for built in storage





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



### Bathroom

7'3" x 7'3"

Modern bathroom with white suite and contrasting dark tiled walls, large bath with shower attachment, low level w/c, hand basin, separate shower cubicle with glass screen, marble affect flooring, wall mounted heated towel rail, Upvc window to side aspect.

### Front Garden

0'0" x 0'0"

Front of the property is block paved driveway with space for 3 to 4 cars, access to double garage

### Rear Garden

0'0" x 0'0"

Substantial sized south easterly faced rear garden, mainly laid to lawn with a selection of mature shrubs, bordered with 6ft fence panels, large decking and patio area



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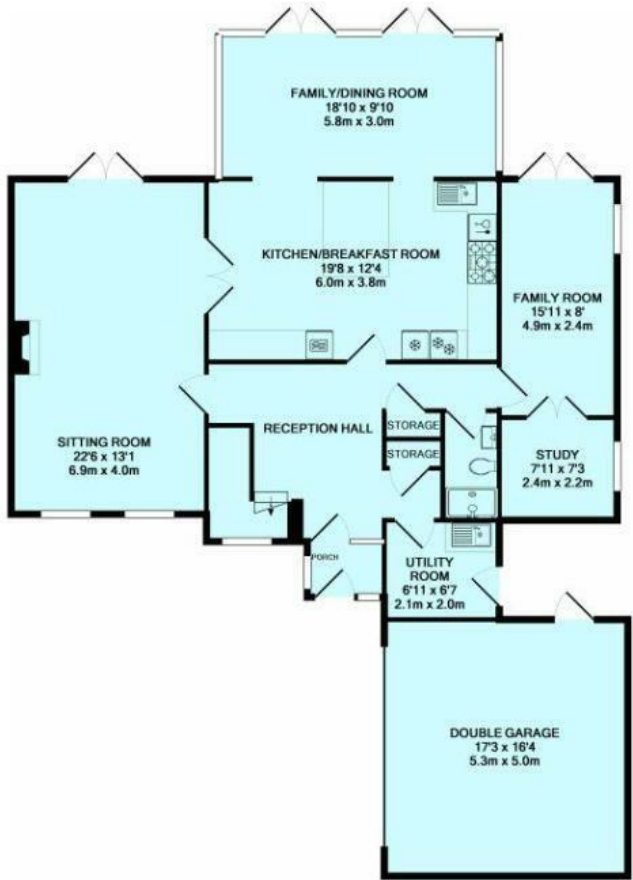
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Council Tax Band

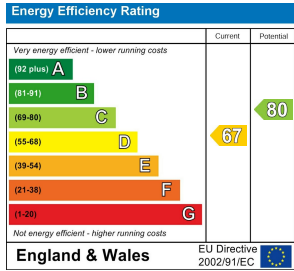
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1486 SQ. FT.  
(138.0 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 773 SQ. FT.  
(71.8 SQ. M.)  
TOTAL APPROX. FLOOR AREA 2259 SQ. FT. (209.8 SQ. M.)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

