



Estate Agents



Auctioneers

# Sparkford Close, Litledown, Bournemouth, Dorset, BH7 7HY

## Guide Price £439,950 – Freehold

**Modern Three Bedroom Detached House | Porch | Hallway | 15ft Lounge | Dining Room | Kitchen | 17ft Conservatory | Ds Wc Landing | Master Bedroom with Dressing Room | Two Further Bedrooms | Modern Bathroom | Garage & Parking Rear Garden | No Chain**

Situated on the highly sought-after Littledown development, this well-presented three-bedroom detached house enjoys a peaceful cul-de-sac setting. The property is conveniently located within easy reach of JP Morgan, Bournemouth Hospital, and Littledown Leisure Centre, with excellent transport links to Bournemouth via the A338. The home offers spacious and versatile accommodation throughout, benefiting from UPVC double glazing, gas central heating, off-street parking, and an attached garage. Being offered with no forward chain, it's ready for immediate viewing.

Upon entering via the porch, you are welcomed into the main hallway, with a useful ground-floor cloakroom to the right. Double doors lead into a bright and spacious 16ft reception room, featuring dual-aspect windows that provide plenty of natural light. To the rear of the property, there is a modern fitted kitchen with a good range of units, a built-in oven and hob, and space for additional appliances. Adjacent is a separate dining room, which opens via double doors into an impressive 17ft UPVC conservatory with sliding doors leading out to the garden. There is also a convenient internal door providing access to the garage.

Upstairs, the landing leads to three bedrooms. The master bedroom overlooks the rear garden and benefits from a dedicated dressing room with ample storage. Bedroom two is a generous double, while bedroom three is a spacious single. The contemporary family bathroom is fitted with a three-piece suite including a bath with a shower over, WC, and wash basin, complemented by stylish tiling.

Externally, the property features a block-paved driveway providing off-road parking and access to the garage. The rear garden is a particular highlight, offering a large patio area, mature borders, and a sunny westerly aspect, creating a private and tranquil outdoor space.

Tenure: Freehold  
Council Tax Banding: E  
EPC Rating: 67 | D







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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