



Estate Agents



Auctioneers

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

Guide Price £695,000 – 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







Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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