



Estate Agents



Auctioneers

Sovereign Close, Littledown, Bournemouth, Dorset, BH7 7RP

Guide Price £650,000 – Freehold

**Four/Five Bedroom Detached House | Hallway | Kitchen / Breakfast Room | Living Room | Dining Room | Conservatory
Downstairs WC | Family Bathroom | En-Suite | Garage | Driveway | Private Rear Garden | Excellent Condition
Close To JP Morgan & Hospital | Easy Access To Local Amenities**

This beautifully presented four/five-bedroom detached family home offers approximately 1,475 sq ft of bright, versatile accommodation in a highly sought-after residential location. Ideally positioned close to local amenities, excellent transport links, the town centre, and award-winning beaches, the property is perfectly suited to modern family living. Finished to an excellent standard throughout, the home features a recently updated contemporary kitchen, three reception rooms, a versatile ground-floor bedroom or family room, ample off-road parking, an integral garage, and a beautifully landscaped south-facing rear garden.

A welcoming entrance hall leads to the principal living areas, with a ground-floor WC and useful understairs storage. The stylish kitchen/breakfast room is fitted with a range of contemporary units, quality work surfaces, and integrated appliances including an induction hob, double oven, microwave, dishwasher, washing machine, and full-height fridge and freezer. Dual-aspect windows, including a bay window, provide plenty of natural light, while a side door gives direct garden access. The kitchen opens into the dining room overlooking the rear garden, which in turn flows into the spacious living room with a feature gas fireplace. Sliding doors lead into the conservatory, providing an additional reception space with direct access to the garden.

To the front of the property is a versatile room, currently used as a ground-floor bedroom but equally suited as a family room, playroom, home office, or snug. This room also provides internal access to the integral garage. Upstairs are four well-proportioned bedrooms, a family bathroom, an ensuite shower room, and an airing cupboard. The principal bedroom benefits from fitted wardrobes and a modern ensuite. Bedrooms two and three are generous doubles with fitted wardrobes, while bedroom four is currently arranged as a home office but comfortably accommodates a double bed. The family bathroom comprises a vanity wash basin, WC, and an L-shaped bath with rainfall shower.

Outside, the front garden is laid to lawn alongside a block-paved driveway providing ample parking for several vehicles and access to the integral garage with power and lighting. The south-facing rear garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring artificial lawn, mature planting, a useful garden shed, and a generous patio ideal for outdoor dining and entertaining.

Tenure: Freehold

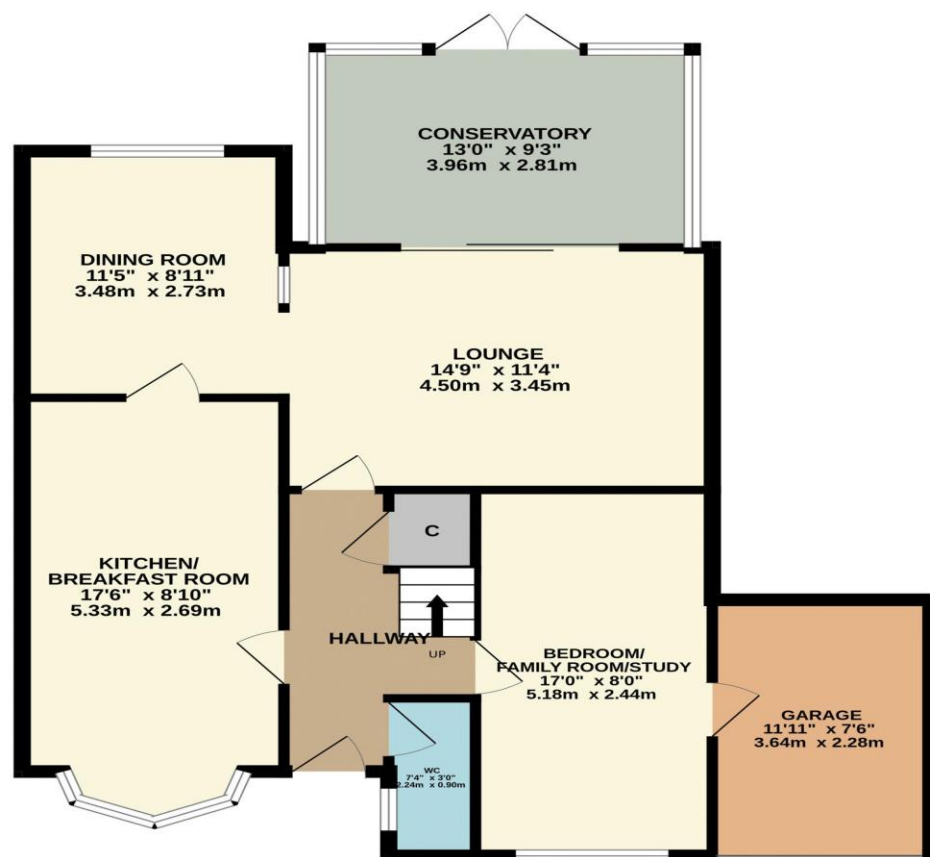
Council Tax Banding: E

EPC Rating: 57 | D

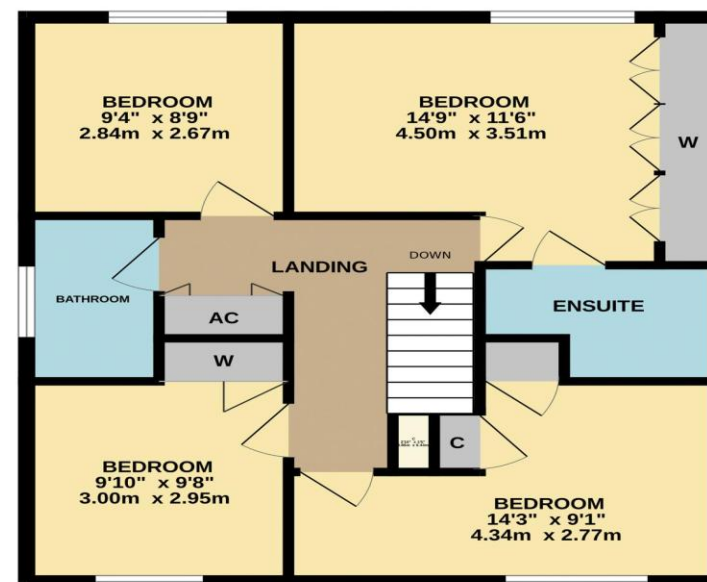




GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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