



Estate Agents



Auctioneers

Regent Drive, Littledown, Bournemouth, Dorset, BH7 7RW

Guide Price £700,000 – Freehold

**Modern Four Reception Room Four Bedroom Four Bathroom Detached House | Hallway | Study | 26ft Lounge
19ft Kitchen Breakfast Room | 18ft Dining Room | 17ft Family Room | Landing | 20ft Master Bedroom with Ensuite
Second Bedroom with Wardrobes & Ensuite | 20ft Bedroom Three with Ensuite | Bedroom Four | Family Bathroom
Integral Garage & Paved Driveway For 3 Cars | Landscaped Front & Rear Gardens | NO CHAIN**

Viewing is essential to fully appreciate this very generously proportioned and beautifully presented four-bedroom, four-reception room, four-bathroom detached house situated on the ever-popular Littledown development within easy walking distance of JP Morgan, Royal Bournemouth Hospital, Queens Park Golf Course, Kings Park, Littledown Sports Centre and the highly regarded Avonwood and Avonbourne Schools and Park School (Private). The property, one of the original show homes, has benefited from a two-storey side extension and single-storey rear extension and now provides over 2000 sqft of fantastic family-sized accommodation. Features include UPVC double glazing, gas central heating, 26ft lounge, 19ft kitchen and breakfast room, 18ft separate dining room, 17ft family room, study, cloakroom, four double bedrooms- three with en-suites, modern family bathroom, integral garage and off-street parking for a further 3 cars plus landscaped front and rear gardens! Enter the hallway with stairs to the first floor. To the left is a study and a ground-floor cloakroom. The impressive 26ft lounge overlooks the rear garden and has double French doors that lead to the kitchen and breakfast room. The kitchen is fitted with high-quality wooden fronted units with granite worktops and has a range of built-in appliances with an electric double oven and hob, microwave, fridge freezer and dishwasher. Kitchen door to the rear garden and patio. Double French doors then lead to both the family room and dining room, creating an excellent entertaining space. The 18ft dining room to the rear overlooks the garden, and the 17ft family room is a lovely, bright room with a window to the front.

Upstairs from the generous landing with airing cupboard and access to the boarded loft space with shelving and storage, there are four large bedrooms. The 20ft Master Bedroom has its own modern ensuite shower room and two windows overlooking the front garden and driveway. Bedroom two overlooks the rear garden and also has a modern ensuite shower room and a range of fully fitted wardrobes. Bedroom three measures some 20ft in length and again features a modern ensuite shower room. Bedroom four is a further good-sized double bedroom with a fitted wardrobe and two windows to the front. A luxurious family bathroom with a three-piece suite (including a jacuzzi bath with shower) completes the accommodation.

The 16-foot integral garage features an up-and-over door, separate side access, and a utility area with a laminate worktop, washing machine, dryer, and storage cupboards. It also contains the central heating boiler and electrical consumer unit. The property includes beautifully landscaped front and rear gardens with lawns, flower borders, a spacious paved block driveway, a patio, and a greenhouse. There are two outdoor taps and access on both sides of the property.

Tenure: Freehold

Council Tax Banding: F

EPC Rating: 79 | C





GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA - 2002 sq.ft. (186.0 sq.m.) approx.

While 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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