

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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

£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 withing 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 ensuites, modern family bathroom, integral garage and off street parking for a further 3 cars plus landscaped front and rear gardens

Enter into 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 breakfast room. The kitchen is fitted with high quality wooden fronted units with granite worksurfaces over and has a range of built in appliances with electric double oven and hob, microwave, fridge freezer and dishwasher. Kitchen door to 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 an 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 fitted wardrobe and two windows to the front. A luxurious family bathroom with three piece suite (including jacuzzi bath with shower) completes the accommodation.

External 16ft Integral garage with up and over door, separate side access and utility area with full width laminate worktop with washing machine and dryer and storage cupboards under. It also houses the central heating boiler and electrical consumer unit. Lovely landscaped gardens to front and rear with lawns and flower and shrub borders. Spacious paved block driveway. Patio. Greenhouse. Two outside taps. Access to both sides of the property.

Council Tax Band: F EPC Rating: D 69

