



10 SOVEREIGN CLOSE
BH7 7RP

GUIDE PRICE
£650,000 - £665,000
FREEHOLD

“An immaculately presented four bedroom, four reception room, detached family home set in an enviable cul-de-sac location.”

Winkworth

for every step...

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Four Bedrooms
Two Bathrooms
Kitchen / Breakfast Room
Seperate Utility
Four Reception Rooms
Immaculately Presented Throughout
Conservatory
Off Road Parking For Three Vehicles

EPC: C | COUNCIL TAX: E | FREEHOLD: I

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Why Sovereign Close?

Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a playpark for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area.

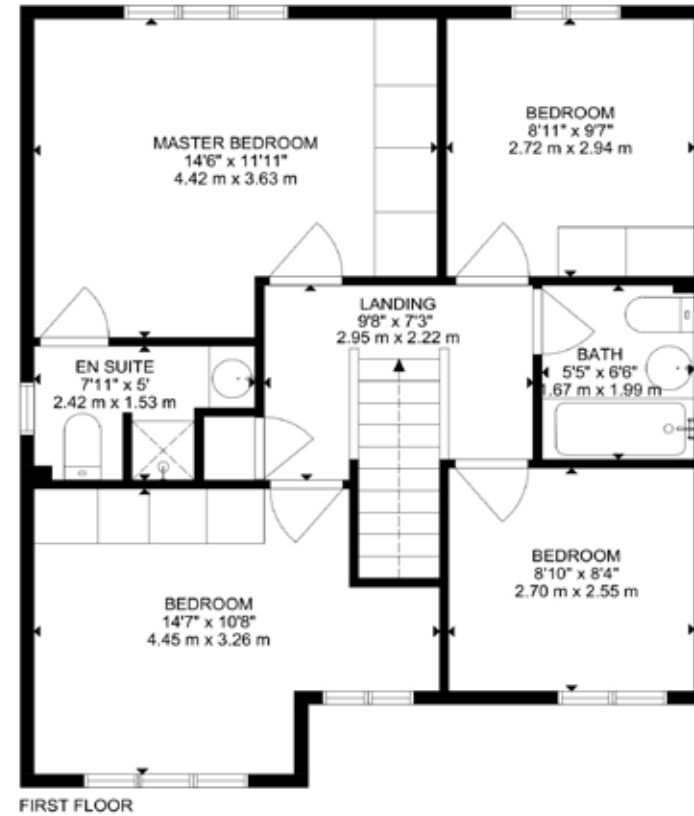
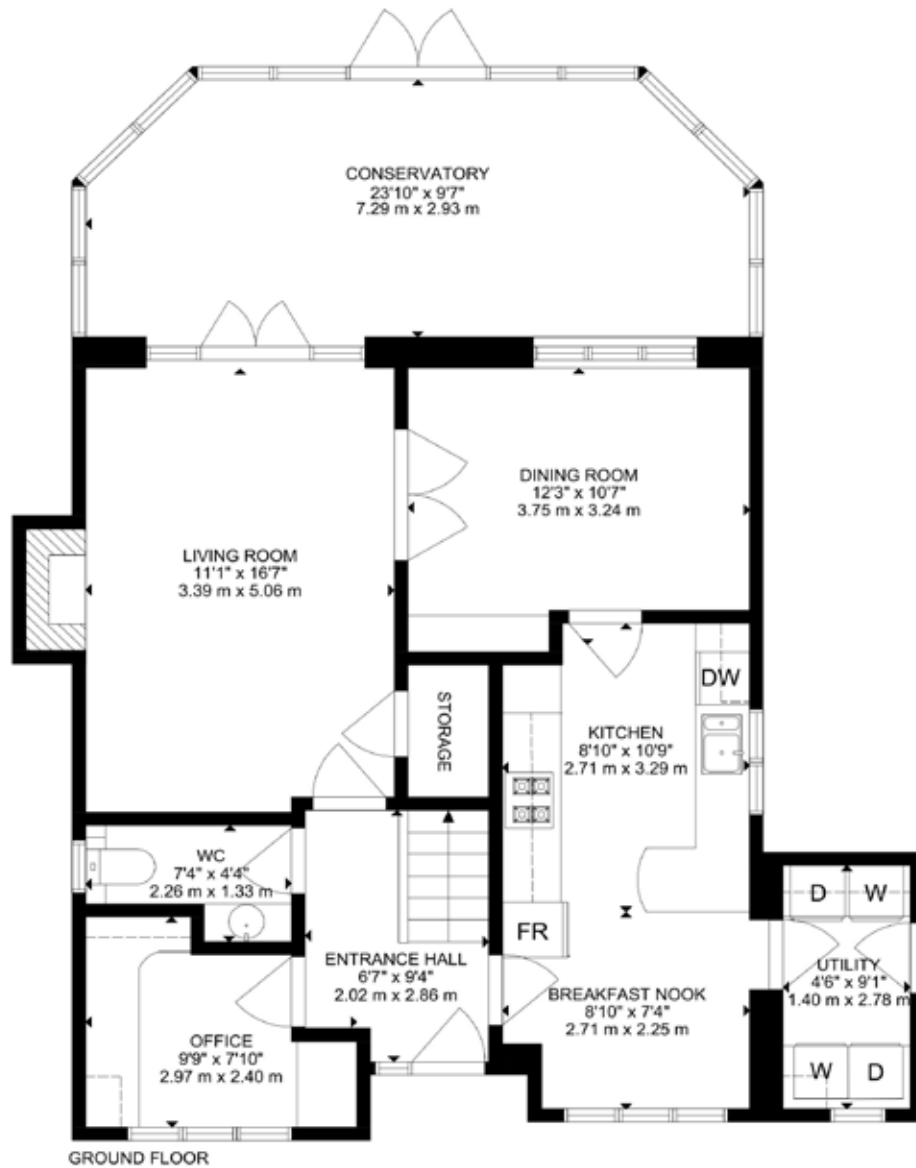
This four bedroom, four reception room, detached family home is set within a peaceful cul-de-sac. The spacious kitchen / breakfast room includes a range of cabinets, space for a range style oven, washing machine and tall freestanding fridge / freezer. Worktops and flooring to complement.

The lounge has double doors leading through to the dining room with a further set of double glazed patio doors leading out to the spacious conservatory, providing views and direct access to the rear garden. There is a further reception room currently used as a home office.

Located on the first floor are four bedrooms with bedroom one enjoying a range of built in wardrobes and an en-suite shower room with shower cubicle, vanity unit with wash hand basin, wc, fully tiled flooring with part tiled walls. The family bathroom includes a bath, wash hand basin, wc, fully tiled walls and flooring.

Outside, there is a large patio area adjoining the rear of the property providing the ideal space for al fresco dining with the remainder laid to lawn. The front of the property has been paved with off road parking for three vehicles.





GROSS INTERNAL AREA
 GROUND FLOOR: 95 m², 1022 SQ FT, FIRST FLOOR: 63 m², 678 SQ FT
 TOTAL: 158 m², 1700 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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