12 ELMGATE DRIVE
LITTLEDOWN
BH7 7EF

ASKING PRICE
£625,000
FREEHOLD

"A spacious, four bedroom detached family home set in a sought after cul-de-sac in the heart of the modern Littledown estate"

Winkworth

for every step...

ASKING PRICE - £625,000

Four Bedroom
Two Bathrooms
Two Reception Rooms
Spacious Conservatory
Cul-De-Sac Location
Off Road Parking For Several Vehicles
Garage

EPC: D | COUNCIL TAX: E | FREEHOLD

01202 434365
southbourne@winkworth.co.uk

Why Elmgate Drive?

Elmagte Drive is a peaceful cul-de-sac, nestled in the heart of the modern Littledown estate. 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 play park 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, two reception detached family home is well presented throughout. The kitchen / breakfast room is well equipped with a range of cabinets, integrated oven and hob with overhead extractor, space and plumbing for washing machine and tall standing fridge / freezer. The spacious lounge enjoys a dual aspect, flooding the room with

natural light. Double doors lead out to a generous conservatory with direct access to the rear garden. There is a further reception room currently used as a home office. Ground floor cloakroom.

Located on the first floor are four bedrooms. Bedroom one benefits from an en-suite shower room and built in wardrobes. The family bathroom incorporates a bath with overhead shower and glass shower screen, wash hand basin, wc with part tiled walls and flooring.

A patio are adjoins the rear of the property providing the ideal space for outside dining with the remainder laid to lawn. Mature shrubs offer a good degree of seclusion.
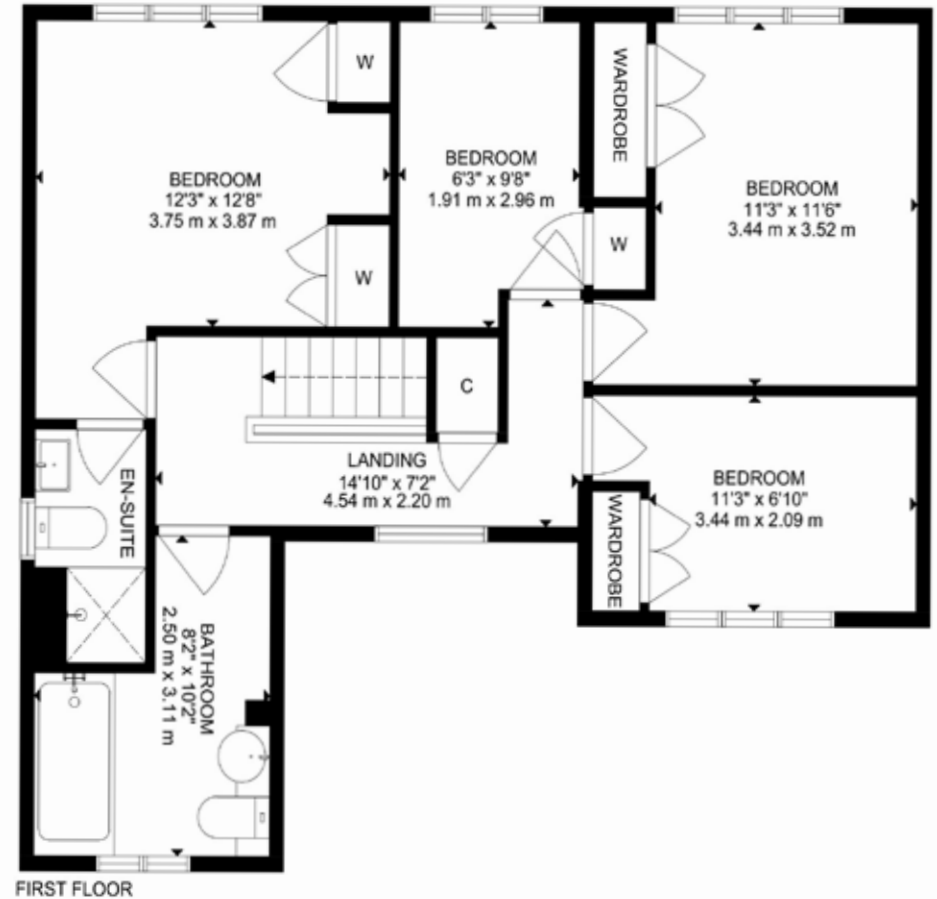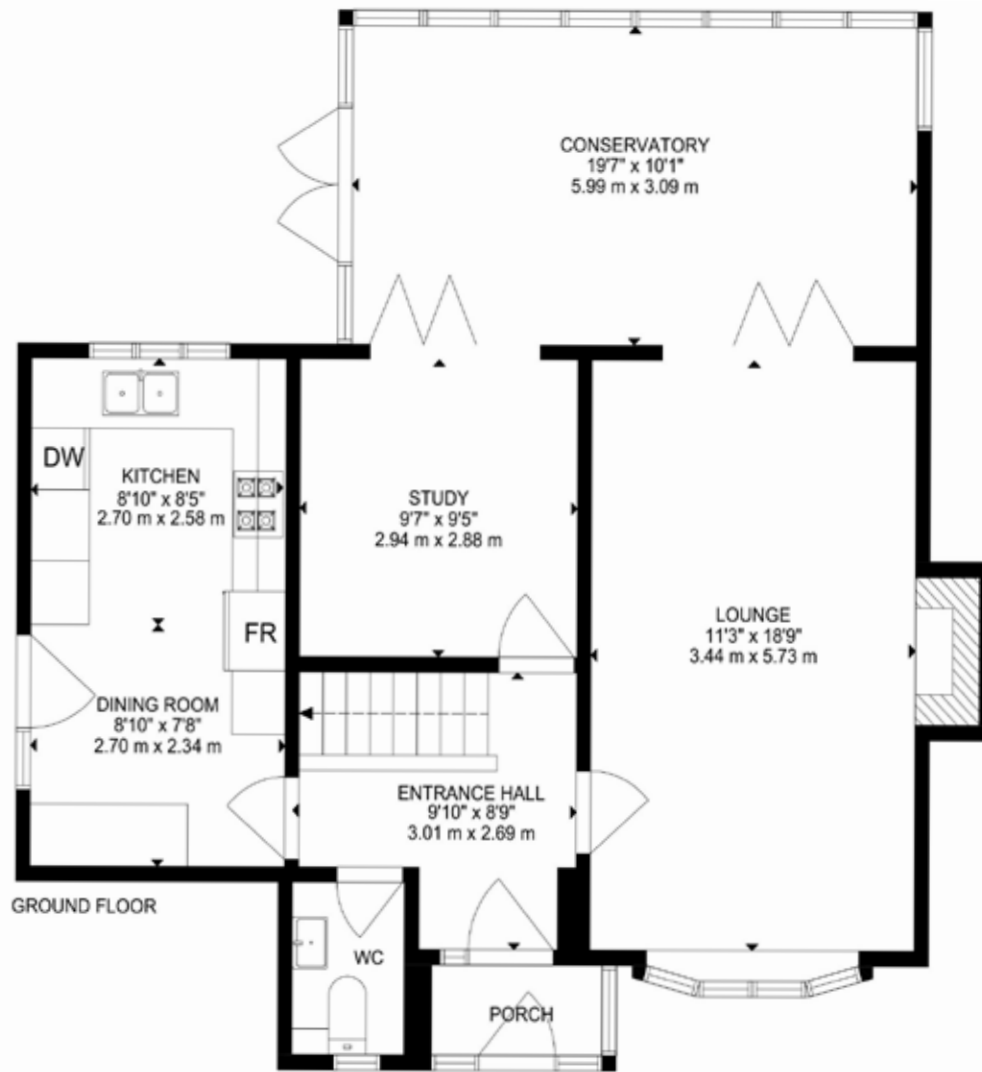
To the front of the property, a block paved driveway provides off road parking leading to a single garage.

Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.

CONSERVATORY
19'7" x 10'1"
5.99 m x 3.09 m

DW

KITCHEN
8'10" x 8'5"
2.70 m x 2.58 m

STUDY
9'7" x 9'5"
2.94 m x 2.88 m

LOUNGE
11'3" x 18'9"
3.44 m x 5.73 m

FR

DINING ROOM
8'10" x 7'8"
2.70 m x 2.34 m

ENTRANCE HALL
9'10" x 8'9"
3.01 m x 2.69 m

GROUND FLOOR

WC

PORCH

W

BEDROOM
12'3" x 12'8"
3.75 m x 3.87 m

BEDROOM
6'3" x 9'8"
1.91 m x 2.96 m

WARDROBE

BEDROOM
11'3" x 11'6"
3.44 m x 3.52 m

W

W

C

EN-SUITE

LANDING
14'10" x 7'2"
4.54 m x 2.20 m

WARDROBE

BEDROOM
11'3" x 6'10"
3.44 m x 2.09 m

BATHROOM
8'2" x 10'2"
2.50 m x 3.11 m

FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 75 m^2, 808 SQ FT, FIRST FLOOR: 57 m^2, 613 SQ FT
TOTAL: 132 m^2, 1421 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Ariana Woolrych
awoolrych@winkworth.co.uk
07918 932490
Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365
southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

"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."

Winkworth

for every step...