



5 SUMMERFIELDS
BOURNEMOUTH
BH7 7RN

FREEHOLD
ASKING PRICE
£700,000

“A four bedroom detached family home set within a peaceful cul de sac within the popular Littledown estate with a one bedroom self contained annex ideal for home and income and off road parking for several vehicles.”

Winkworth

for every step...

ASKING PRICE £700,000

Four Bedrooms
Two Bathrooms
Open plan Kitchen/Diner
Spacious Lounge
Off Road Parking For Several Vehicles
Self Contained One Bedroom Annex Ideal Home & Income
Approximately A Mile And A Half To Southbourne Cliff Top

EPC: TBC | COUNCIL TAX: F | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Summerfields Road?

Summerfields Road 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, JP Morgan and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. It has excellent primary and secondary schools making this a very family friendly area. Southbourne high street is approximately a mile and a half away with a range of independent cafes, bars, restaurants and convenience shops along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

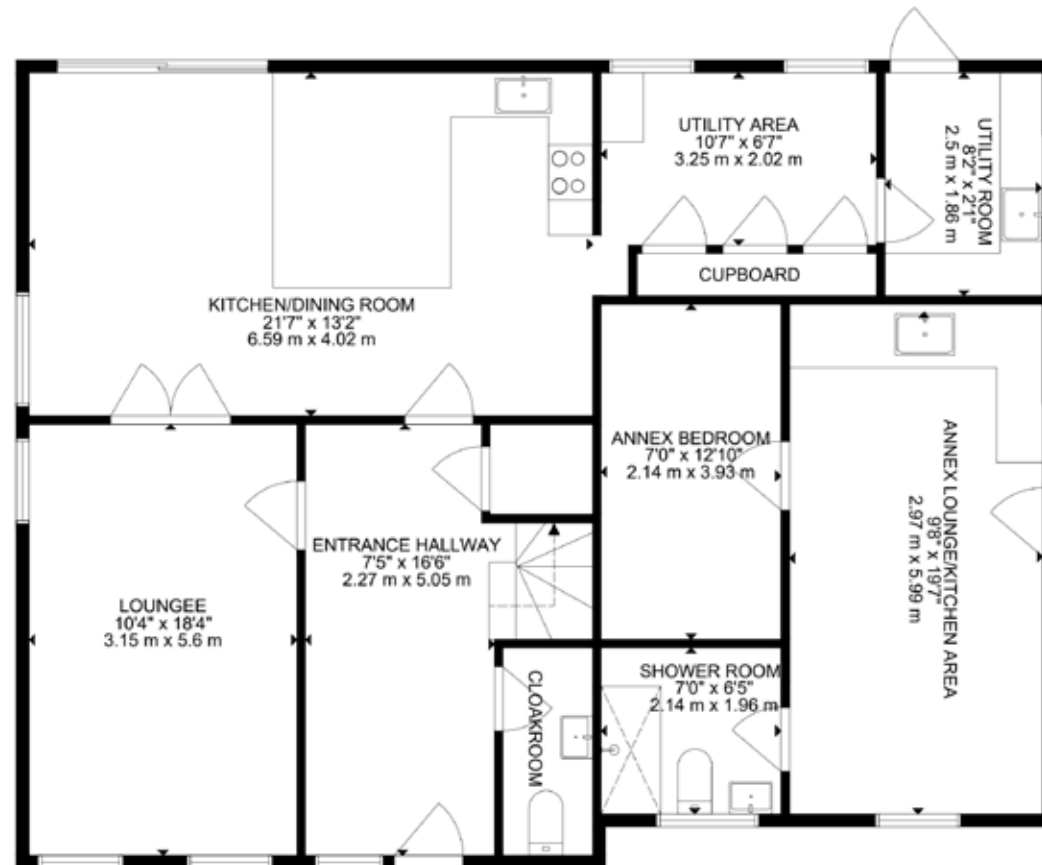
This four bedroom detached family home offers spacious accommodation throughout. The open plan kitchen / dining room is flooded with natural light with a range of modern cabinets, integrated mid height oven and hob with space and plumbing for further appliances and double doors leading out to the rear garden. A further door leads through to the utility area and utility room with space and plumbing for washing machine and tumble dryer. The lounge is dual aspect with double door opening through to the kitchen / dining room.

There are four bedrooms with an en-suite shower room to the primary. The family bathroom includes a bath with over head shower, wash hand basin and wc with stylish wall tiles and flooring. The annex is accessed via a side gate offering ideal home and income. The rear garden has been laid with artificial grass for ease of maintenance with a useful storage shed.

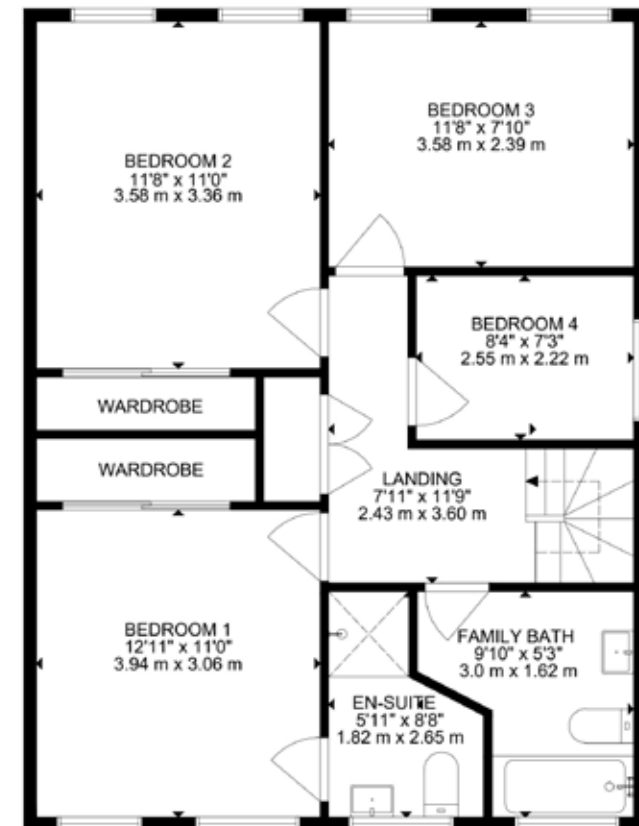








GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 112 m², 1205 SQ FT, FIRST FLOOR: 70 m², 753 SQ FT
 TOTAL: 182 m², 1958 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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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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