



74 LITLEDOWN  
DRIVE  
BOSCOMBE EAST  
BH7 7AH

GUIDE PRICE  
£725,000 - £750,000

“A stunning 5 double  
bedroom, 3 bathroom,  
modern, detached  
family home with a  
double garage and off  
road parking for  
multiple vehicles.”

**Winkworth**

for every step...

GUIDE PRICE £725,000 - £750,000

Five Double Bedrooms  
Large Kitchen  
Open-plan Lounge/Diner  
Stunning Rear Garden  
Double Garage  
Off Road Parking For Multiple Vehicles  
Ensuite To Master  
Two Bathrooms  
Hot Tub  
1896sqft

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### Why Littledown Drive?

Littledown drive enjoys a convenient location close to parks, Bournemouth Hospital, the Littledown sports center and the premiership AFC Bournemouth whilst being only a short distance to Southbourne's vibrant high street and Southbourne Clifftops. This superbly presented family home boasts 5 double bedrooms, 3 bathrooms, open plan lounge / dining room, kitchen / breakfast room, double garage with a block paved driveway providing off road parking for multiple vehicles.

Upon entering the property you are immediately greeted with a light and spacious hallway. The kitchen has been stylishly fitted with a range of wall and base mounted unit with handleless doors, integrated oven, hob with overhead extractor, dishwasher and fridge freezer. All complemented by the quartz worktops and splash back. The utility room provides further cupboards and worktop space with plumbing for washing machine and tumble dryer. A substantial breakfast bar is the ideal area

for informal dining. The open plan lounge / dining room is bright and airy with double doors from the lounge giving direct access out to the beautifully landscaped rear garden. There is a double bedroom located on the ground floor which is serviced by the ground floor shower room with shower, vanity unit with built in wash hand basin, wc and fully tiled flooring.

There are a further four double bedrooms located on the first floor. The master bedroom has a dressing area and a sumptuously fitted bathroom with a freestanding bath, shower, floating vanity unit with built in wash hand basin, wc, with fully tiled walls and flooring. The remaining bedrooms are serviced by the family bathroom which includes a bath, shower cubicle, wash hand basin and wc fully tiled walls and flooring.

The immaculate rear garden has been landscaped with a large patio area adjoining the rear of the property providing the ideal space for alfresco dining. Mature trees and shrubs adorn the borders offering a good degree of seclusion with the remainder laid to lawn. To the rear of the



garden there is a raised decked area with hot tub and ideal space to lounge and enjoy the summer sun.  
The front of the property is block paved providing off road parking for multiple vehicles leading to a double garage.

### Why Boscombe East and Littledown?

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 80's. 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.









#### 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 don't 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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