

74 LITTLEDOWN 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

EPC: | COUNCIL TAX: | FREEHOLD 01202 434365 southbourne@winkworth.co.uk









#### 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 handless doors, integrated oven, hob with overhead extractor, dishwasher and fridge freezer. All complimented 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, we 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 al fresco dining. Mature trees and shrubs adorn the boards offering a good degree of seclusion with he 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.

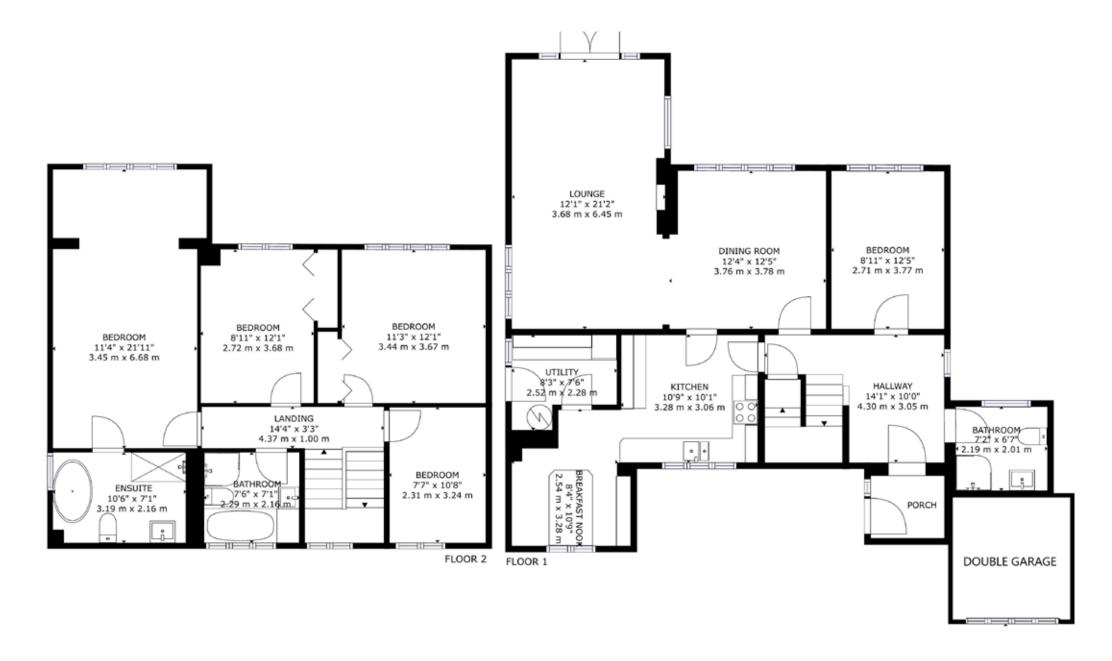












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"Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

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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