

**Elmgate Drive, Littledown, Bournemouth,
Dorset, BH7 7EF**



HEARNES

WHERE SERVICE COUNTS

Elmgate Drive, Littledown, Bournemouth, Dorset, BH7 7EF

FREEHOLD

A superbly presented four bedroom detached home located in the sought after Littledown location within easy reach of JP Morgan, Bournemouth Hospital and main transport links whilst being only a short distance to the Town Centre and award winning sandy beaches. The property has been maintained to a high standard by the current owners whilst benefitting from two reception rooms, two bath/shower rooms, modern fitted kitchen and a private, sunny aspect rear garden.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living room which overlooks the rear garden. From the living room double doors open into a separate dining room which provides direct access to the rear garden. A modern fitted kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a matching work surface, space for a range of kitchen appliances and further side access to the rear garden. A WC complete the ground floor accommodation.

Situated on the first floor are the property's four bedrooms, all of which are generously sized with the master bedroom benefitting from fitted wardrobes and an en suite shower room. A modern fitted family shower room, with large walk in shower enclosure, completes the accommodation.

Externally, a particular feature of the property, is the private, sunny aspect rear garden with a decked seating area, ideal for outdoor dining and entertaining located to the rear of the property. To the front an attractive block paved driveway offers ample off road parking and leads to a garage.

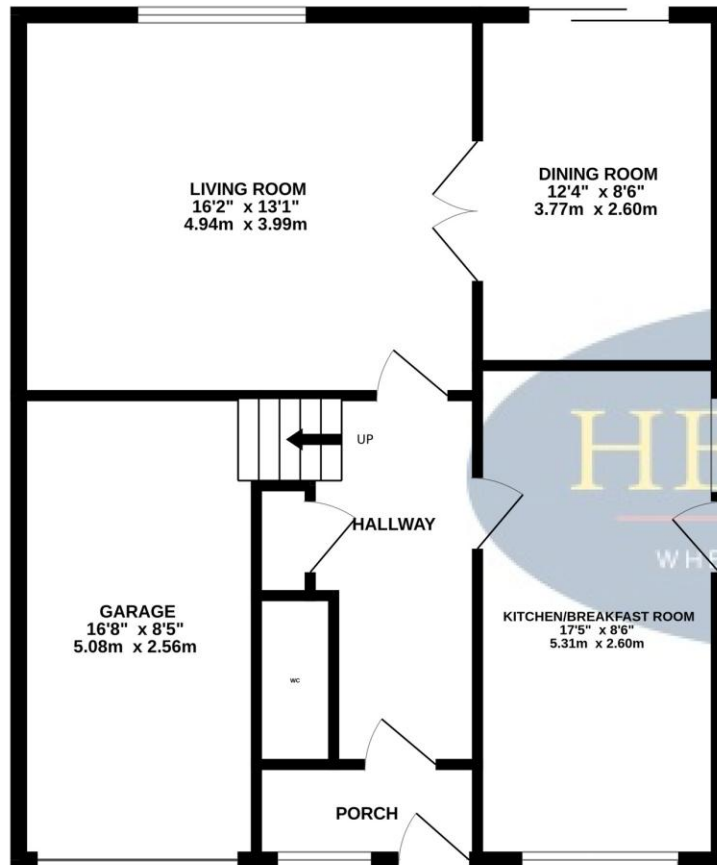
EPC RATING: D

COUNCIL TAX BAND: E

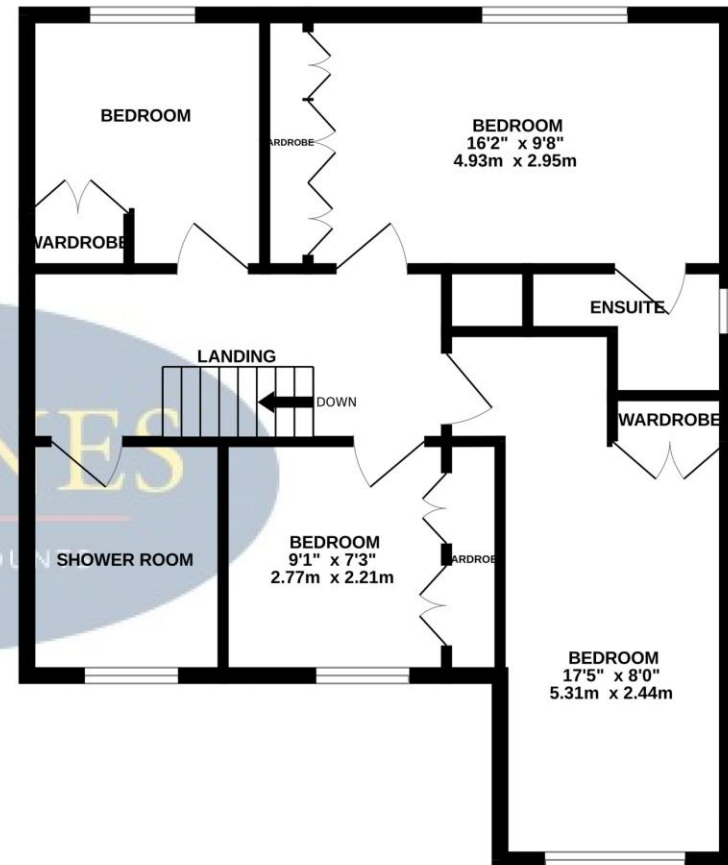
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1385sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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