



**HEARNES**  
WHERE SERVICE COUNTS



An impressive five bedroom detached home situated in the sought after location of Littledown. The property is ideally located within easy reach of JP Morgan, Bournemouth Hospital and the Town Centre along with award winning sandy beaches, positioned on a generously sized private plot with annexe potential and double garage.

This impeccably presented detached family home offers a wealth of desirable features, including a beautifully landscaped rear garden, ample parking, and an attached double garage. A standout feature is the fabulous rear extension, which, along with a remodelled and fully fitted open-plan kitchen and breakfast room, forms the hub of the home with a wealth of storage, integrated appliances and breakfast bar. A side extension has also been added, creating two additional rooms with an adjoining ground floor shower room, opening up the possibility of annexe accommodation. A spacious dual aspect living room overlooks the front and rear aspect whilst leading into the kitchen/breakfast room.

The welcoming entrance hall, with solid wood flooring and a galleried staircase, leads to the first-floor bedrooms. This level comprises four double bedrooms, two with built-in wardrobes, a sleek and contemporary four-piece family bathroom, and en-suite facilities in the principal bedroom. Additional benefits include a useful utility room, gas central heating, and double glazing. The extensive sun terrace at the rear of the property features non-slip decking and natural Indian sandstone, leading to a manicured lawn.

The garden, enclosed for privacy, is complemented by mature flower and shrub beds and includes a large timber summer house with a decked surround. This outdoor space enjoys a south-easterly aspect and extends approximately 95 feet in length. At the front, a block-paved driveway provides extensive off-road parking, leading to the attached double garage with a remote-controlled roller shutter door.

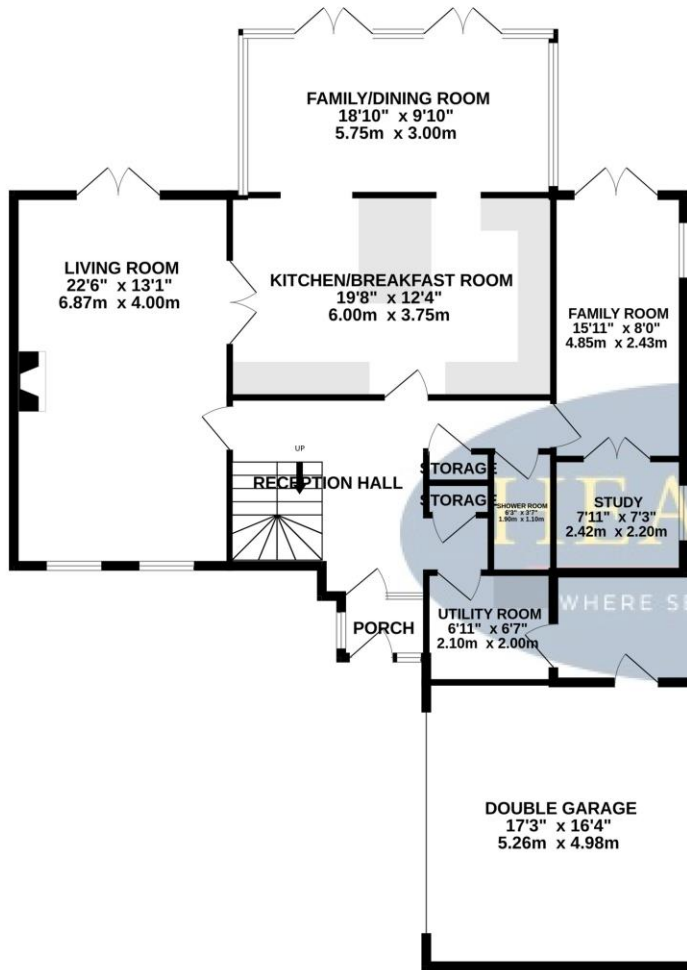
**EPC Rating – D**

**Council Tax Band - F**

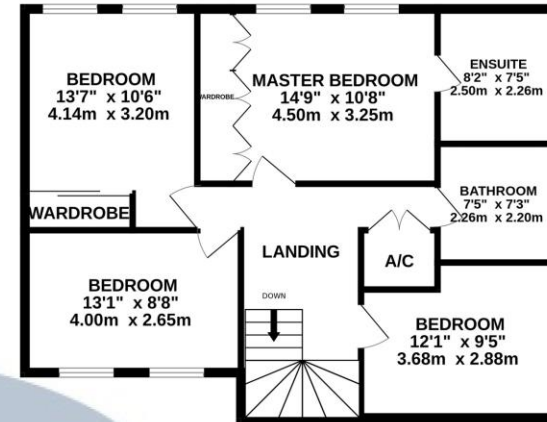
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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  
1472 sq.ft. (136.7 sq.m.) approx.



1ST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 2245 sq.ft. (208.5 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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