



LITTLEDOWN DRIVE

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BOURNEMOUTH



This delightful five bedroom family home has been beautifully maintained by the present owners and is presented in immaculate order. The property also boasts four reception rooms, office, roof terrace, double garage and well stocked, secluded, south facing 90' rear garden. Viewing highly recommended.

The accommodation with approximate room sizes comprises:

Feature recessed porch with power sockets and solid oak panelled door and decoratively leaded glazed side panels to:

VESTBULE ENTRANCE

With picture and dado rail, power sockets. Frosted glazed door with adjacent side screens leading to:

SPACIOUS RECEPTION HALL

Naturally coved ceiling with feature decorative arch. Cloaks cupboard. Dutch plate rail complementing the picture and dado rails. Two ceiling lights. Radiators within decorative cabinet housings. Door entry phone. Large under-stairs storage cupboard.

CLOAKROOM

Textured ceiling with light. Convection radiator. White sanitary ware including a designer basin sink set upon an extended decorative platform with cabinets beneath also concealing power and plumbing for washing machine/tumble dryer. Close coupled WC with dual central flush. Three frosted glazed uPVC windows to the side elevation. Ceramic tiled flooring.

DINING ROOM measuring approx 18'9 x 13'10 (5.72m x 4.22m)
Rounded frontal bay complete with uPVC leaded light double glazed bay windows. Coved and textured ceiling with light fitting. Radiators within decorative housings. Large period style fireplace surround with matching hearth and polished backplate and living flame gas fire.

DRAWING ROOM measuring approx 18'9 x 14'1 (5.72m x 4.29m)

Arched detail over the rounded frontal bay complete with uPVC leaded light double glazed bay windows. Naturally coved ceiling with light fitting. Picture rail. Radiator set within decorative housing. Sky connection.

KITCHEN/BREAKFAST ROOM measuring approx 23'6 x 11' (7.16m x 3.35m) Divided into two areas.

In the kitchen area there are coved ceilings with inset spotlights.



Two uPVC double glazed windows to the rear. Extensive range of fitted wall and base level light wood effect fronted cabinets with high polished working surfaces and tiled splash backs. Full height pull-out larder cabinets and smaller pull-out cabinet. Double commercial 'Franke' stainless steel sink unit with chrome pillar mixer tap. Space for large American style fridge freezer. Range style gas/ electric cooker with stainless steel splash back and glass/stainless steel chimney style extractor. Integrated under counter dishwasher. Ceramic tiled flooring.

In the breakfast area there are further matching cabinets with glazed display cabinets and centrally mounted space for Television. Ceramic tiled flooring. uPVC casement doors leading onto the rear patio with the garden beyond.

GARDEN ROOM measuring approx 13'3 x 11'7 (4.04m x 3.53m)
Coved ceiling with central light fitting. Radiator. Sliding uPVC double glazed patio doors leading onto the patio and to the rear garden. Door

also to a lobby area providing access to the

GAMES ROOM measuring approx 13'4 x 8'6 (4.06m x 2.59m)
uPVC window to the side elevation. Sloping textured ceiling with coving. Electric storage heater.

STUDY measuring approx 14'2 x 7'1 (4.32m x 2.16m)
Large uPVC double glazed window overlooking rear garden. Textured ceiling with light. Trades door to the side. This room has the benefit of an additional phone line.

DOUBLE GARAGE measuring approx 17' x 13'8 (5.18m x 4.17m) is provided with power and light. Double width electronically operated up and over door. There is a utility area with space and plumbing for washing machine, dryers and extra fridge/freezers. High level electricity trip switches and fuse board.





A Beautifully Presented Five Bedroom Family Home on a Generous Plot

- IMPOSING ENTRANCE HALL
- LOUNGE
- DINING ROOM
- GARDEN ROOM
- GAMES ROOM
- OFFICE
- WELL FITTED KITCHEN
- BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- THREE FIRST FLOOR BEDROOMS
- LUXURY BATHROOM
- SHOWER ROOM
- TWO SECOND FLOOR BEDROOMS
- DOUBLE GARAGE
- 90' REAR GARDEN

ON THE FIRST FLOOR

The landing and 3/4 landing are approached over the original oak panelled staircase from the main reception hall with natural lighting provided through the leaded glazed uPVC window to the side. Full height airing cupboard with factory lagged hot water cylinder with extensive slatted shelving. Another large storage cupboard with slatted shelving.

Further stairs to first floor landing with naturally coved and textured ceiling with light, picture rail and radiator within decorative housing. Door entry phone and doors to:

MASTER BEDROOM measuring approx 18'9 x 13'10 (5.72m x 4.22m)

Frontal rounded bay with uPVC leaded double glazed windows. Bottle cove ceiling with inset spotlights. Extensive range of fitted bedroom furniture including wardrobes, bedside tables and display shelving. Two radiators within decorative housing. uPVC casement doors lead to the

LARGE TERRACE/ BALCONY with surround wrought iron railings and decked flooring with inset halogen spotlights.

BEDROOM 2 measuring approx 18'9 x 14'4 (5.72m x 4.37m)

Frontal rounded bay with uPVC leaded double glazed windows and window

seating with storage beneath. Naturally coved ceilings. Picture rail. Convection radiator. Extensive range of sliding mirrored door wardrobes with hanging and shelving space.

BEDROOM 3 measuring approx 11' x 11' (3.4m x 3.4m)

uPVC double glazed window overlooking the rear garden. Naturally coved ceiling with inset low voltage spot lights. Convection radiator. Built-in bedroom furniture including two full height cupboards, bridging unit over the double bed space and built in bedside tables.

BATHROOM measuring approx 12'7 x 7'10 (3.8m x 2.4m)

UPVC double glazed window to the front elevation with a deep display windowsill. Naturally coved ceiling with inset spotlights. Radiator. Matching white suite comprising of a feature raised double ended Jacuzzi style bath with built in step set into window and mixer tap over, wall mounted wash hand basin with mixer taps, corner shower cubicle with wall mounted power shower and a low level WC. Part tiled walls with picture rail.

SHOWER ROOM measuring approx 8'9 x 7'10 (2.67m x 2.39m)

Leaded glazed uPVC window to the side. Coved ceiling with inset low voltage spot lights. Modern white suite with large walk-in corner shower cubicle complete with thermostatically controlled power shower and retracting glazed screen, close coupled WC with dual central flush and modern cabinet

furniture complete with bowl and mono block tap. Chrome heated towel rail. Decoratively porcelain tiled walls and tiled flooring.

CLOAKROOM

With ceiling lights. White sanitary ware with close coupled WC having dual central flush and a wall hung wash basin with chrome mono block tap. Dado rail and porcelain tiled flooring. Frosted glazed side window.

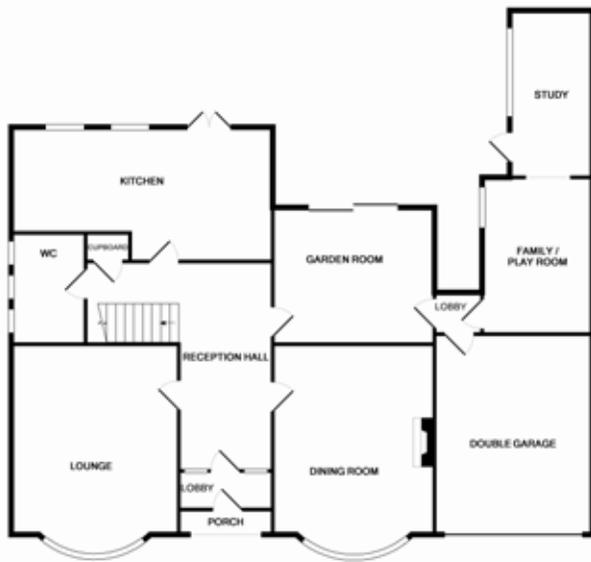
From the main landing a further staircase, with storage cupboards beneath, leads to the second floor landing which benefits from a textured ceiling with light, smoke alarm and doors to:

BEDROOM 4 measuring approx 14'10 x 13'2 (4.52m x 4.01m)

Leaded glazed uPVC side window. Ceiling light. Radiator. Vanity style basin with tiled surround and chrome heated towel rail. Door to walk-in roof storage space (**this area would ideally lend itself utilisation as a Shower/Bathroom/Dressing Room** (subject to necessary consents).

BEDROOM 5 measuring approx 11'3 x 10'4 (3.43m x 3.15m)

This room is slightly irregular in shape. uPVC double glazed window. Convection radiator. Eaves storage space.



GROUND FLOOR

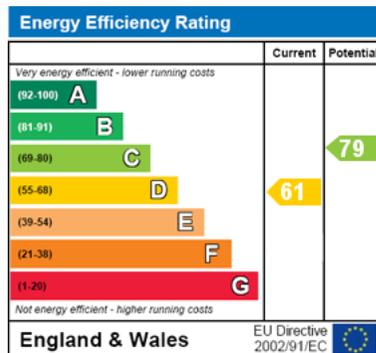


1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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. Made with 3dStage 12/21/13



2ND FLOOR



OUTSIDE

The **FRONT GARDEN** is predominantly laid to lawn with an attractive centrally mounted stone water feature being set behind decorative wrought iron gates and railings. The shingle driveway provides **OFF ROAD PARKING** for numerous vehicles and access to the attached **DOUBLE GARAGE** with electronically operated door. Lean to down complete side of the house with door access from back to front gardens. Electric sockets and water tap.

The **REAR GARDEN** is generous in overall size **approx 90' x 50' (27.43m x 15.24m)** complimenting the house and providing natural privacy via established mature borders and boundary walling. Electric sockets and water tap. There is an extensive raised decking area abutting the enclosing walling providing entertaining space. The hot tub provides a further focus.

COUNCIL TAX: Band F. £2,164.76 payable to Bournemouth Borough Council 2012-2013.

Note: The agents have tested none of the following: all water systems, gas and electric services and appliances.



IMPORTANT NOTICE Please note that all appliances and heating systems are not tested by Richard Godsell Estate Agents and therefore no warranties can be given as to their good working order. These particulars, although believed to be correct, are not guaranteed and form no part of an offer or contract.



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