



Estate Agents



Auctioneers



# Springbank Road, Littledown, Bournemouth, BH7 7EL

## £525,000 – Freehold

**3/4 Bedroom Modern Detached House in Cul De Sac Location**  
**Porch | Entrance Hall | Downstairs W/C | 23' Reception Room | Conservatory | Kitchen/Breakfast Room**  
**Ground Floor Bedroom 4 with En-Suite | First Floor Landing | Three First Floor Bedrooms | Bathroom**  
**Off Street Parking | Secluded Rear Garden**

Situated at the end of a quiet cul de sac on the ever popular modern Littledown development, we are delighted to offer for sale a deceptively spacious 3/4 bedroom detached house with the benefit of a ground floor bedroom with en-suite (garage conversion) and a rear UPVC conservatory. The property is ideally located close to riverside walks along The Stour, Iford Golf course, Littledown Leisure centre and the A338 giving easy access into Bournemouth; the major employers of JP Morgan Head Office and Bournemouth Hospital are also within easy walking distance. The property features UPVC double glazing, gas central heating, 23' reception room, modern kitchen/breakfast room and has a secluded rear garden. Viewing recommended.

Enter via the porch and in to the hallway which has understairs storage and staircase to the first floor. To the left hand side is the former garage now skilfully converted into a fourth bedroom with the benefit of its own en-suite shower room. To the right is the spacious 23' lounge with window to the front and French doors to the rear opening to the 12' conservatory. The kitchen/breakfast room has been updated with a modern range of wall and base units and has a door to the garden. Upstairs there are three bedrooms and a family bathroom which has a three piece suite. Access to loft space from the first floor landing.

Outside there is ample parking for three cars on the block paved driveway at the front of the property, and a low maintenance mature garden to the rear enjoying a sunny and secluded aspect. Garden shed and gated side access.

Council Tax Band: D

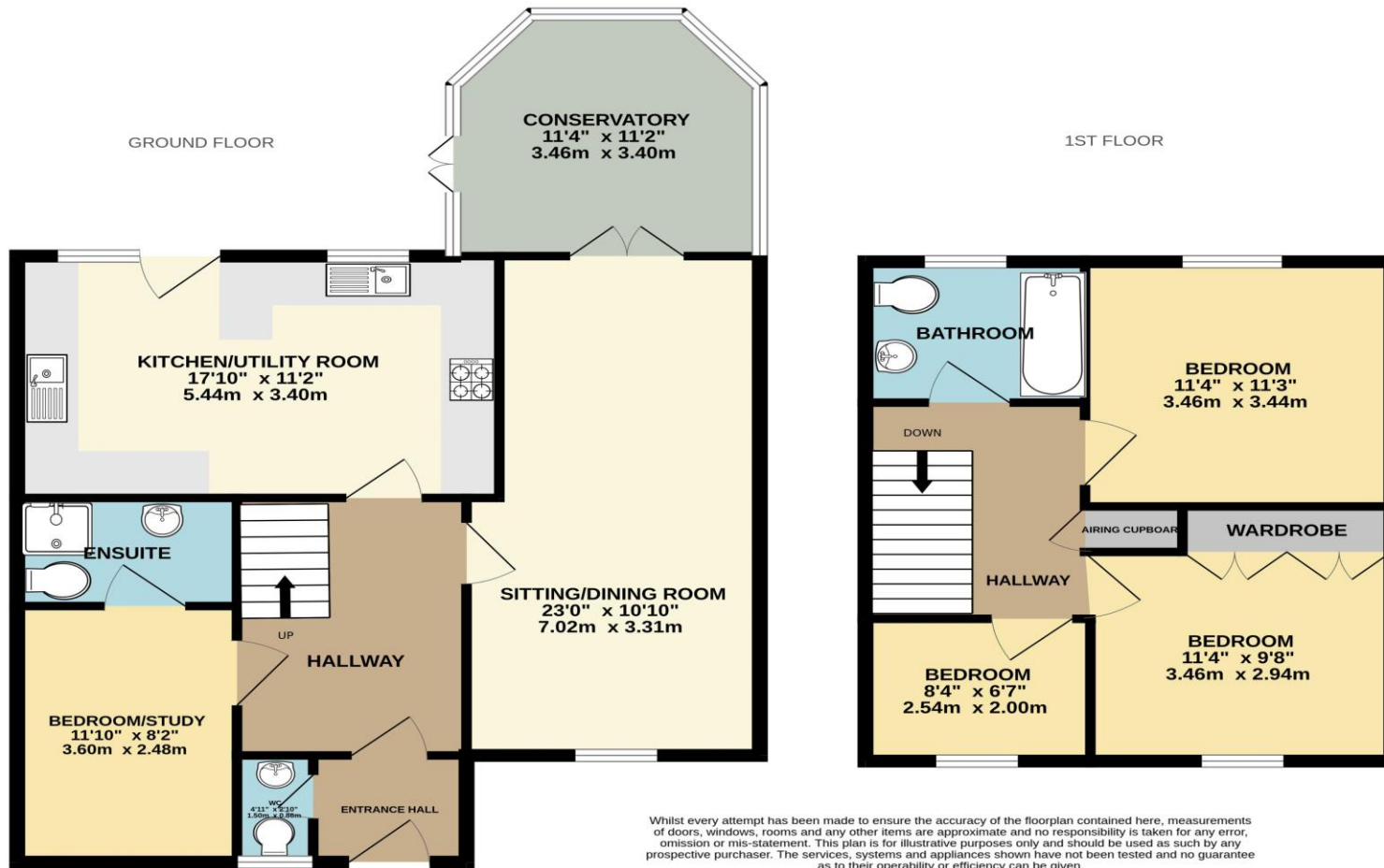
EPC Rating: D











Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Richard Godsell – Estate Agents – Auctioneers**

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