



28 WALSINGHAM
DENE
LITTLIEDOWN
BH7 7RJ

ASKING PRICE
£675,000
FREEHOLD

“A four bedroom, two
reception room detached
family home set in an
enviable cul-de-sac on the
Littledown estate”

Winkworth

for every step...

ASKING PRICE £675,000

Open-plan Kitchen/Dining Room
Four Bedrooms
Utility Room
Downstairs w/c
Off Road Parking
Electric Garage Door
En-suite To Master
Modern Kitchen

EPC: C | COUNCIL TAX: F | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Walsingham Dene?

Walsingham Dene is situated in the heart of the sought after Littledown estate. This peaceful cul-de-sac is a short distance to the Littledown centre where you will find a gym, swimming pool, football pitches among other facilities. Also nearby is Kings Park athletics stadium, play parks JP Morgan, Bournemouth Hospital and a main Tesco. This area really offers something for everyone.

The spacious lounge leads through to the open plan kitchen/dining room. The kitchen has a range of contemporary handleless units, integrated appliances with counter tops to compliment. Part of the double garage has been converted to provide a large utility room with space and plumbing for washing machine, tumble dryer and further storage.

The dining area enjoys double doors giving direct access to the rear garden. Upstairs, there are four bedrooms, three doubles and one single. The master bedroom benefits from an en-suite shower room with wash hand basin and WC.

The stylish family bathroom includes a bath with overhead shower and screen, vanity unit with built in wash hand basin, WC with fully tiled walls and flooring.

Outside, adjacent to the rear of the property is a large patio area, ideal for al fresco dining or entertaining leading to a pergola where you can simply soak up the summer sun with the remainder laid to lawn.

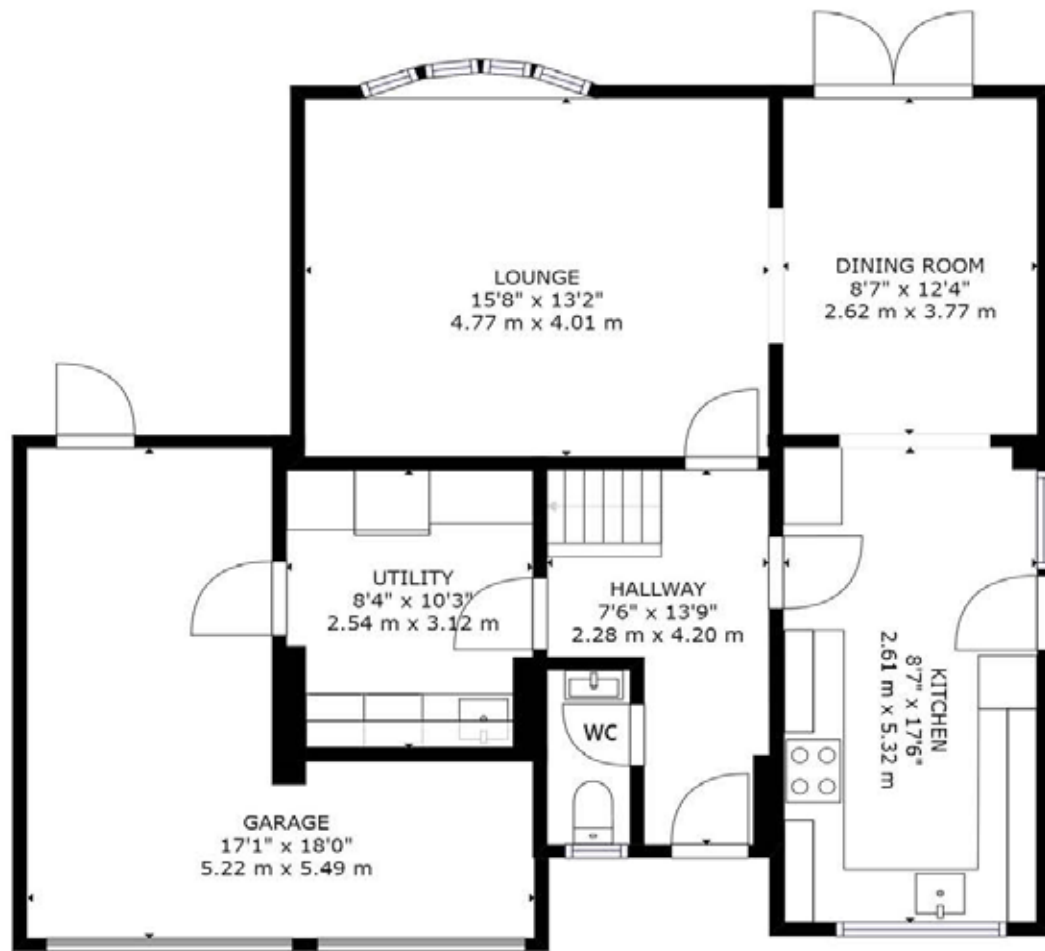
The front of the property offers off road parking for two vehicles leading to the garage.



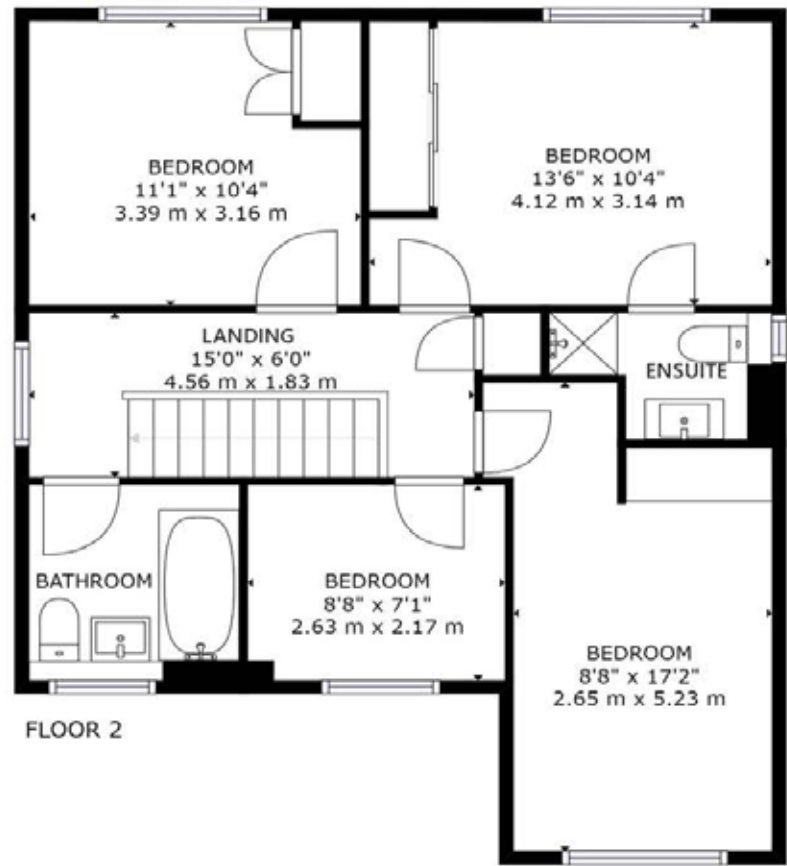
Why Boscombe East | Littledown?

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 80s. 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.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 742 sq. ft, 69 m², FLOOR 2: 712 sq. ft, 66 m²
 EXCLUDED AREAS: , GARAGE: 206 sq. ft, 19 m²
 TOTAL: 1453 sq. ft, 135 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Ariana Woolrych

awoolrych@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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.”

Winkworth

for every step...