



45 Springbank Road, Bournemouth, BH7 7EL

£700,000

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- Four Bedroom Detached House
- Quiet, Cul-De-Sac Location
- Situated In The Sought-After Littledown Area
- Two Reception Rooms - A 22ft, Double Aspect Living Room, Dining Room & A Study
- Kitchen/Breakfast Room & A Separate Utility Room
- Ensuite & A Walk-In Wardrobe To The Master Bedroom
- Modern Shower Room & A Downstairs WC
- Sizeable, Wrap-Around Gardens

Meyers Estate Agents are delighted to bring to the market a four bedroom, detached family home situated in a quiet cul-de-sac in the sought-after Littledown area. This well-proportioned and well presented family home is situated on a substantial plot in excess of 5600 sq. ft, and further boasts a sizeable garden which wraps around two side of the property, an attached double garage, offering off road parking and/or secure storage of bikes and other outdoor sports equipment, and a driveway which provides additional off road parking for three vehicles. A viewing of what this home of distinction has to offer comes highly recommended.

Internally

On the ground floor this family home comprises; an inviting entrance hall with a handy, built-in storage cupboard and storage built in under the stairs, two reception rooms (a 22ft, double aspect living room, including sliding doors that opens out to the private rear garden and a feature fireplace, and a separate dining room), a study/home office, a kitchen/breakfast room, with ample storage and worktop space, which leads through to a separate utility room (also with a door that opens out to the private rear garden), and a downstairs WC. A wrap-around staircase with a large window in the stairwell, allowing an abundance of natural light to enter the home, leads up to the spacious first floor landing and, beyond this, four bedrooms, and a modern shower room with a walk-in, glass shower enclosure. The master bedroom further benefits from a walk-in wardrobe/wardrobes with mirrored sliding doors, and a fully tiled, three-piece ensuite, whilst bedroom two also benefits from built-in wardrobes with sliding doors.



Externally

To the front of this impressive and imposing property is a large, low maintenance (tarmac) driveway that provides ample off road parking for several vehicles. There is also an attached, double garage which (as well as providing additional, off road parking if required and/or secure storage of bikes and other outdoor sports equipment) offers the potential to extend (STPP) the already generous internal footprint available. Wrapping-around two sides of the property is a substantial garden that boasts a raised, level lawn, raised, brick-built beds, and several areas of hardstanding that is both easy to maintain and provides you with an enviable space in which to entertain guests. A viewing is essential to truly appreciate what this impressive family home has to offer.

Location

Situated in the prestigious Littledown area, this location gives easy access to Kings Park playing fields, AFC Bournemouth football stadium and bus routes leading to Bournemouth, Poole and Christchurch. The Royal Bournemouth Hospital, BH Live (Littledown leisure centre), JP Morgan and the Wessex Way are all within easy reach. This family home is also within walking distance of a number of well-regarded schools for all age groups, including (currently oversubscribed) Avonwood Primary.

Ground Floor

Entrance Hall

Living Room 22' 7" x 13' 2" (6.88m x 4.01m)

Dining Room 12' 3" x 9' 5" (3.73m x 2.87m)

Kitchen 12' 3" x 9' 11" (3.73m x 3.02m)

Utility Room 6' 8" x 4' 9" (2.03m x 1.45m)

Study 7' 3" x 6' 8" (2.21m x 2.03m)

Downstairs WC

EPC Rating C.

First Floor

Bedroom One 13' 4" x 11' 1" (4.06m x 3.38m)

Walk-In-Wardrobe 7' 0" x 5' 1" (2.13m x 1.55m)

Ensuite 7' 1" x 5' 6" (2.16m x 1.68m)

Bedroom Two 14' 4" x 9' 11" (4.37m x 3.02m)

Bedroom Three 13' 1" x 7' 10" (3.98m x 2.39m)

Bedroom Four 12' 10" x 7' 0" (3.91m x 2.13m)

Shower Room 7' 1" x 6' 5" (2.16m x 1.95m)

Tenure Freehold.

MEYERS PROPERTIES

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IMPORTANT NOTE:

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SPRINGBANK ROAD,
BOURNEMOUTH

PARKING:

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APPROXIMATE AREAS	
GROUND FLOOR AREA	852 SQ/FT
FIRST FLOOR AREA	814 SQ/FT
TOTAL FLOOR AREA	1666 SQ/FT
APPROX PLOT SIZE	5672 SQ/FT
EPC RATING	
COUNCIL TAX	

Directions

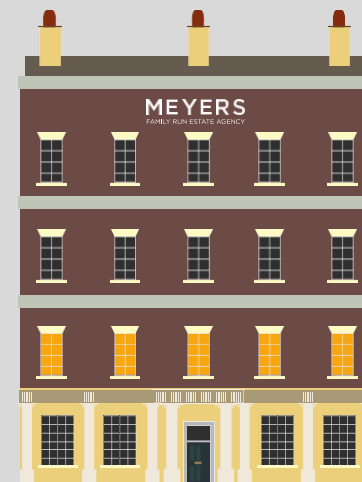
Travelling southbound on the A338 (Wessex Way) take the junction signposted for the Vitality Stadium, Boscombe Pier and beaches. At the roundabout turn left into Littledown Avenue. Continue along Littledown Avenue then at the next roundabout take the second exit, straight ahead, into Harewood Crescent. Continue along Harewood Crescent taking the second turning on your right into Springbank Road. Take a left at the fork in the road, to continue along Springbank Road. Head towards the end of the cul-de-sac. The property can be found by taking the last left hand turning possible before you reach the end of the cul-de-sac.

Lettings Office Open

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