



HEARNES
WHERE SERVICE COUNTS

Burton, Christchurch, Dorset, BH23 7HD

FREEHOLD

A delightful private rear garden, plenty of parking and a quiet location, are just a few features of this impeccably maintained detached modern family home. This beautifully presented property offers bright, spacious and well-planned accommodation, with three really generous double bedrooms, the master with a walk-in wardrobe and private en-suite shower room.

The ground floor lies host to a stunning fitted kitchen which is open plan to the dining room. This lovely room has been cleverly designed to make the very best use of the space on offer and benefits from a built-in oven hob and filter/extractor fan, dishwasher, washing machine and fridge freezer.

This fine home also benefits from a full width sitting room that enjoys views of the garden, a useful cloakroom/wc, gas central heating and double glazing.

The rear garden is a wonderfully peaceful place and has been designed to offer year round colour with stocked flower and shrub borders and a paved terrace which is accessed from the sitting room.

Adjoining the side of the property and running the full length of building is an incredibly useful purpose-built lean-to, providing a huge amount of space to store bikes tools garden furniture etc. and also benefitting from heating, power points and access to both the front and rear.

To the front a block paviour drive provides plenty of parking.

COUNCIL TAX BAND: D
ENERGY PERFORMANCE RATING: tbc

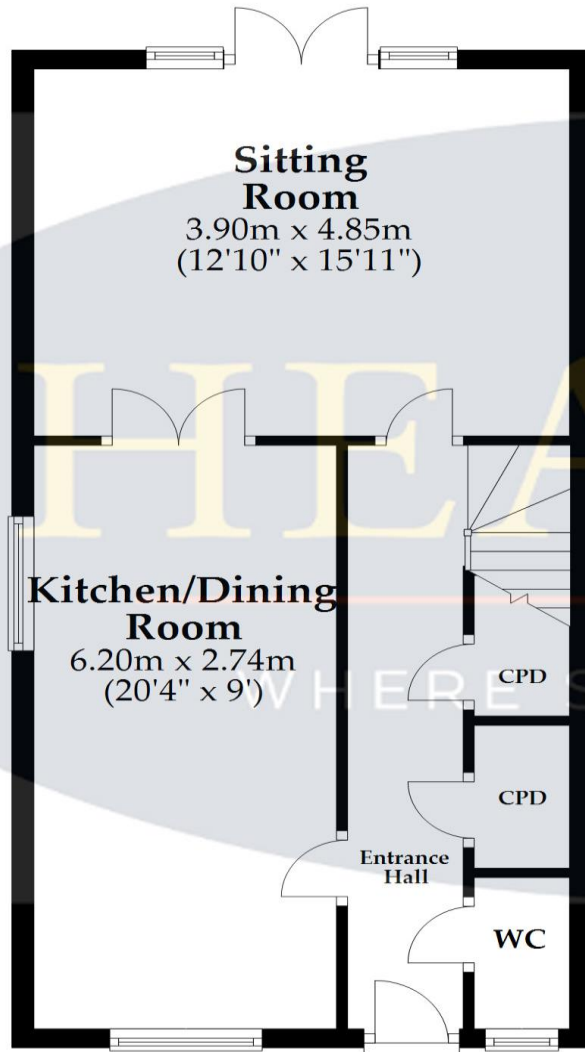
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

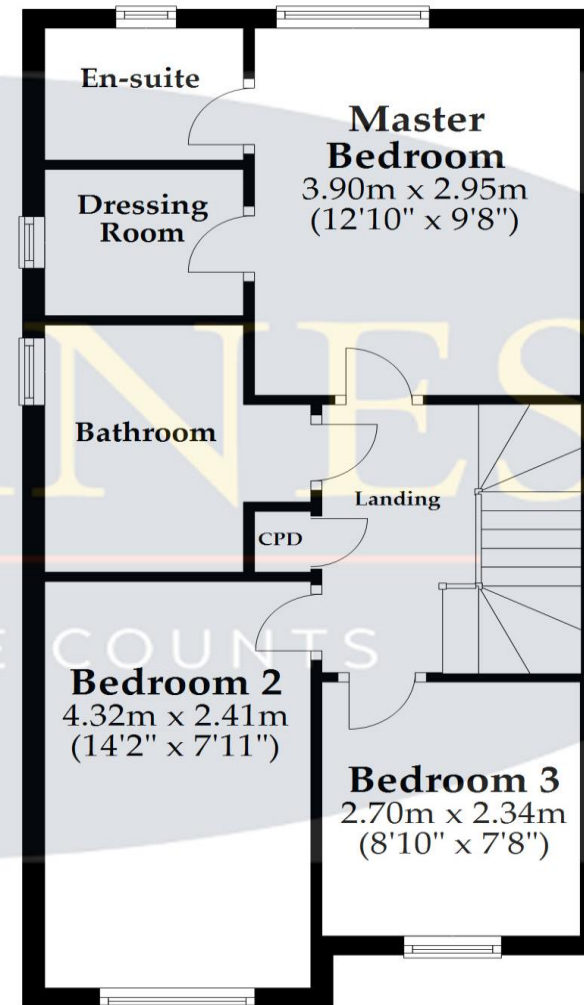
Ground Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



First Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



Total area: approx. 97.6 sq. metres (1050.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



