



HEARNES
WHERE SERVICE COUNTS

Burton, Christchurch, Dorset, BH23 7EU

FREEHOLD

A delightful, south facing rear garden designed for outdoor entertaining, a 30' front garden and lovely views to the front over a part wooded green, are just a few features of this beautifully presented, stylish and spacious family home, which has been sympathetically extended.

The first floor lies host to three bedrooms and a modern family bathroom, while the ground floor comprises a kitchen, sitting room and garden room/reception.

The kitchen enjoys peaceful, wooded views to the front and has been well-designed, making good use of the space on offer. It is fitted in a range of white 'shaker style' units with contrasting worktops and metro tiled splashbacks. Built-in appliances include a stainless steel oven, hob and filter/extractor hood.

The sitting room has a useful under stair storage cupboard and an open arch that leads to the carefully thought out garden room extension. This fantastic space is bathed in light from a central, lantern style sky light and bi-fold doors that open out into the garden. It has a multitude of uses from an additional seating area/home office/dining room or garden room and has inset, ceiling mounted speakers.

This impressive and flexible home further benefits from gas central heating and double glazing.

The rear garden is accessed by bi-fold doors from the garden room extension and has been designed to be easy to maintain. It is enclosed by fencing with a natural black sandstone terrace and a manageable area of lawn. A path leads to the rear of the garden to a gate that then leads to the garage which is close-by in a block.

To the front is a gate that opens into the private front garden, which has also been designed to be easy to maintain, measuring almost 30' in depth.

Local Authority: Bcp Council (Christchurch)

Council Tax Band: C

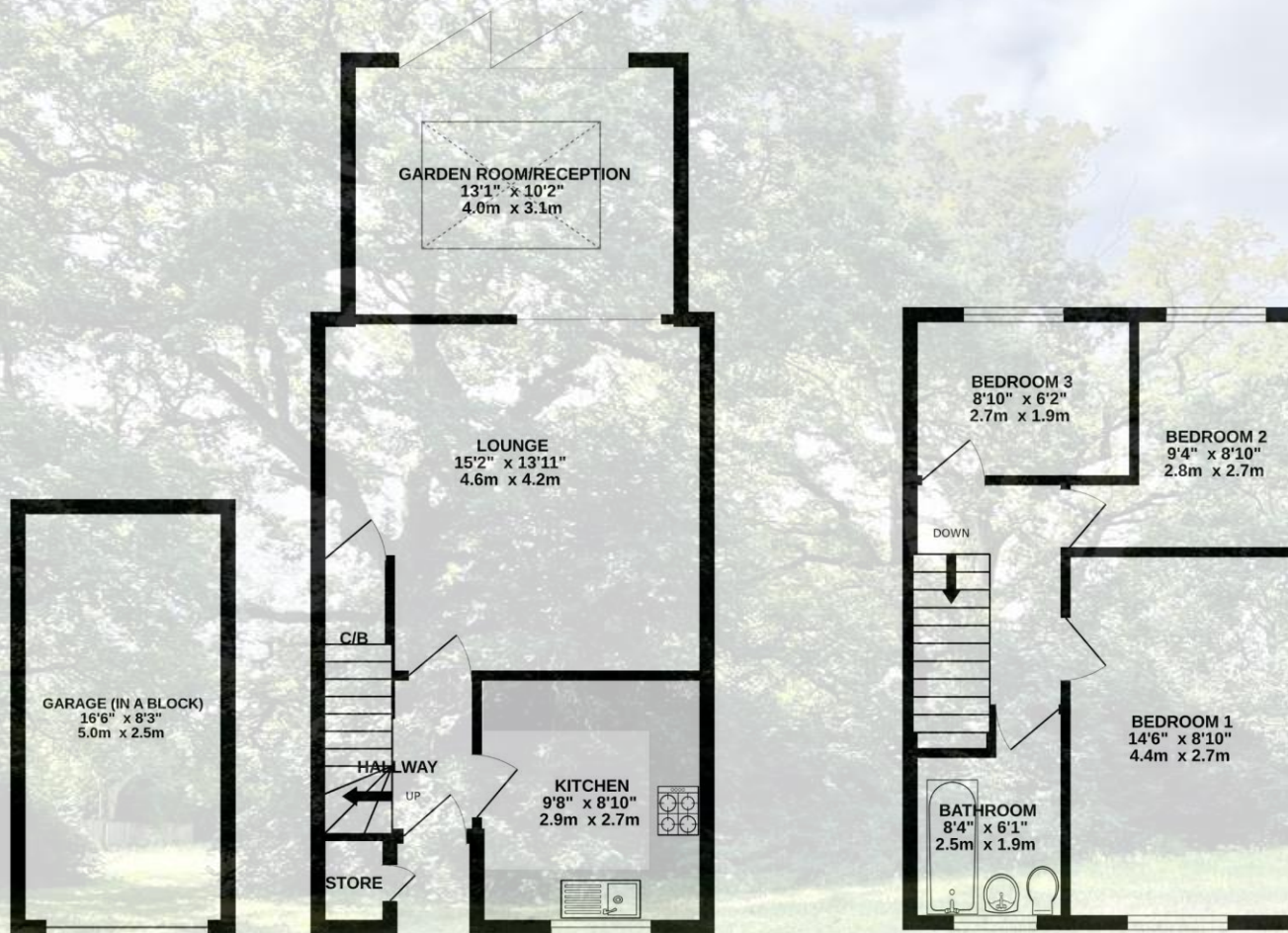
Energy Performance Certificate (EPC): C

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.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



Views Over The Green

TOTAL FLOOR AREA : 984 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE



View From Front Door

