

4 Brookside Road, Bransgore,  
Christchurch, Dorset, BH23 8AW

Asking Price **£550,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST  
1992

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# EXTENDED & REFURBISHED

AN IMPRESSIVE, TASTEFULLY REFURBISHED & EXTENDED THREE BEDROOM DETACHED BUNGALOW FEATURING STUNNING SEMI OPEN-PLAN LIVING, BENEFITING FROM A GOOD SIZE DRIVEWAY, WRAP-AROUND GARDENS, A TANDEM LENGTH GARAGE AND PLANNING PERMISSION TO CREATE FURTHER FIRST FLOOR ACCOMMODATION.

This older style Detached Bungalow has been the subject of extension and renovation by the current owners and, as such, offers stylishly presented accommodation to include three good size Bedrooms and featuring a stunning Kitchen and a delightful semi-open-plan Dining/Day Room, along with a formal Sitting Room. The property occupies an attractive plot with a good size gravelled Driveway and wrap-around Gardens, along with a tandem length Garage. Further noteworthy features include a composite front door, updated double glazing throughout, oak veneer internal doors, a boarded loft and an updated central heating system.

We understand that planning permission is in place to create first floor accommodation comprising two Bedrooms and a Bathroom.

Within a short stroll, Bransgore village centre offers an excellent range of amenities to include a good range of day to day shops, a Doctors Surgery, three Public Houses and a most popular Primary School, which is in turn a feeder for the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its pleasant country walks and villages is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles away.

#### INTERNALLY:

Accessed via a composite front door, a spacious Entrance Hall, which benefits from a useful storage cupboard and a hatch providing access to the boarded loft space.

At the hub of the home is a stunning Family/Dining Room enjoying full length dual aspect windows, bi-fold doors, inset downlighters, a vertical radiator and wooden flooring.

The adjacent semi-open-plan Kitchen offers a comprehensive selection of tasteful "Shaker" style units with a contrasting wooden effect work surface and high quality integrated appliances. In addition, there is a good size Utility Room with external access to the Rear Garden.

A formal Sitting Room enjoys a feature bay window to the front and inset downlighters.

The spacious Master Bedroom enjoys a feature bay window to the front and built-in wardrobes.

A good size Second Bedroom benefits from a fitted wardrobe, whilst Bedroom Three is a good size single room.

In addition, there is a Conservatory with a replaced roof, a radiator and twin doors to the Rear Garden.

Furthermore, the property offers a Family Bathroom with an adjacent Cloakroom, which would benefit from some updating.

#### EXTERNALLY:

To the front of the property a gravelled Driveway provides Off Road Parking, a number of vehicles.

The property enjoys a wrap-around lawned garden to three sides with various Patio areas.

In addition, there is a tandem length Garage fitted with power and lighting.

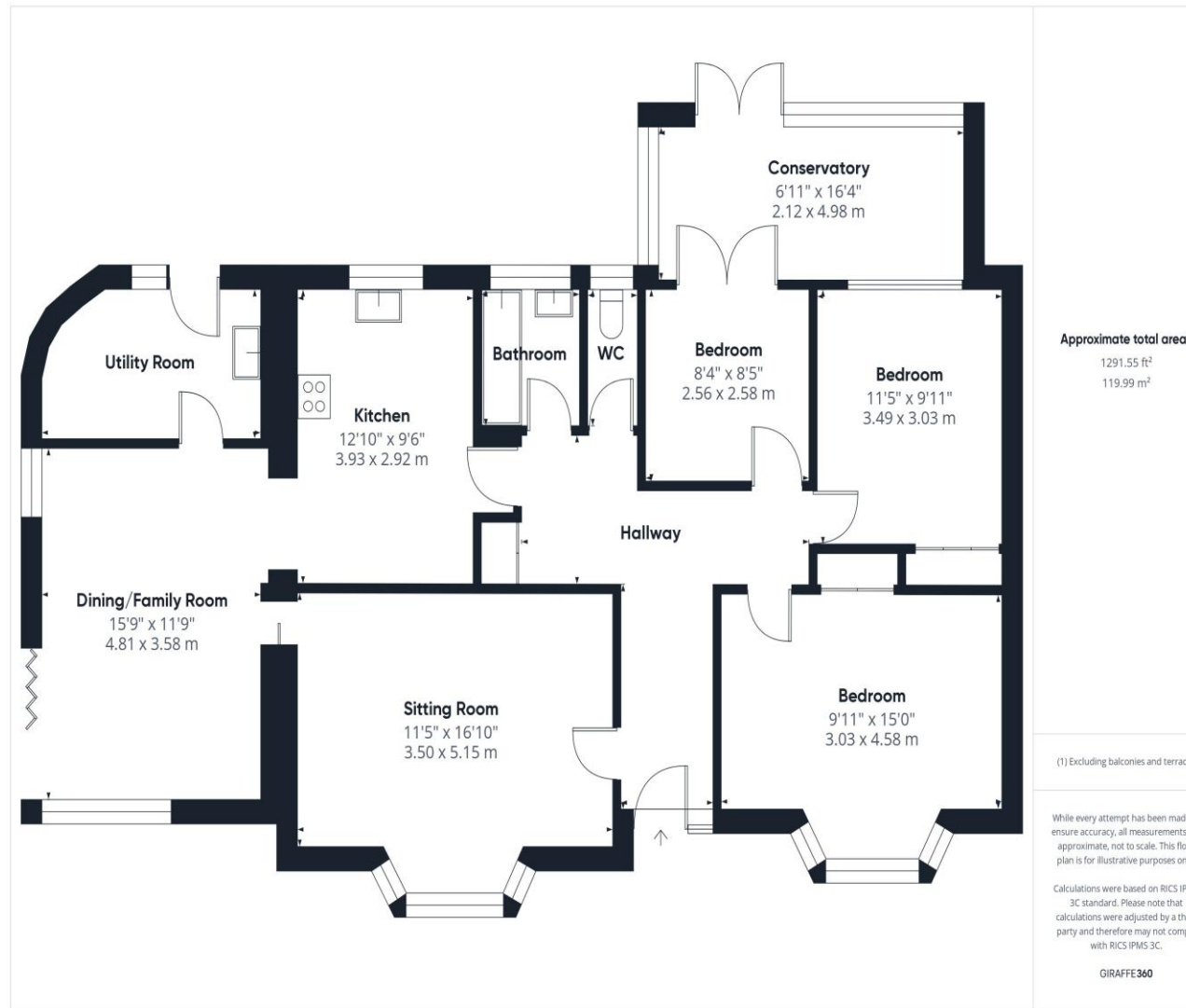
COUNCIL TAX BAND: D

TENURE: FREEHOLD



## KEY POINTS

- Stunning Kitchen
- Two Reception Rooms
- Three Bedrooms
- Wrap-around Garden
- Tandem length Garage
- Excellent School Catchments





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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