

15 Woodlands Close, Bransgore,
Christchurch, Dorset, BH23 8NF

Asking Price **£425,000**



Bedrooms



Living



Bathroom



Parking/Garage



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1992

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BEAUTIFULLY PRESENTED.

A BEAUTIFULLY PRESENTED, LOW MAINTENANCE 3 BEDROOM BUNGALOW WITH AN IMPRESSIVE CONSERVATORY, MODERN BATHROOM AND SOLAR PANEL SYSTEM, TUCKED AWAY IN A QUIET YET CONVENIENT VILLAGE LOCATION.

This lovingly improved and maintained property offers flexible accommodation to include a Lounge which opens to an impressive modern Conservatory used as a Dining Room, a well-equipped Kitchen, three Bedrooms and a tasteful modern Bathroom. Additional benefits include low maintenance front and rear gardens, a Driveway and a Detached Garage with a Hobby Room to the rear. Furthermore, the property benefits from UPVC modern double glazing, a recently replaced gas fired combination boiler and a recently installed solar panel system.

The property is situated in an attractive modern development, only a short stroll from Bransgore Village centre which offers an excellent range of amenities to include a good selection of day-to-day shops, two Medical Centres, three Public Houses and a most popular Primary School, which is in turn a feeder school 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 is a short drive away.

INTERNALLY:

The Entrance Hall benefits from a useful storage cupboard and a hatch to the partly boarded loft space housing the modern gas fired combination boiler.

The Lounge is situated to the rear of the property and opens to the impressive Conservatory/Dining Room which is of UPVC double glazed construction with a pitched roof over and benefits from a radiator along with twin doors opening to the Garden.

The Kitchen enjoys a window to the side and is fitted with a comprehensive selection of light wood coloured cupboard and drawer units, there is a fitted oven with a hob and extractor hood over, and an integrated fridge and freezer. Further complements include inset downlighters, tiled walls and tiled flooring.

The property offers 2 Bedrooms to the front of the property; the Master bedroom is a good size double with the benefit of a good selection of fitted furniture whilst Bedroom 2 is a good size single room. Adjacent to the Kitchen and enjoying a pleasant outlook over the rear Garden is a 3rd Bedroom which could be utilised as a Study.

The modern Bathroom is tastefully fitted with a matching white suite incorporating a bath with shower fitment over and further complements include a window to the side, inset downlighters, tiled walls and tiled flooring.

EXTERNALLY:

To the front is an area of lawn with shrub borders and an adjacent concrete Driveway.

The Garage, which is accessed via twin opening timber doors, has been sub divided to form a Hobby Room to the rear.

The attractive Garden enjoys a fine selection of well stocked shrub and flower borders.

COUNCIL TAX BAND: D

TENURE: FREEHOLD



KEY POINTS

- 3 Bedrooms
- Modern Bathroom
- Impressive Conservatory
- Driveway & Garage
- Convenient location
- Solar panel system



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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