

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

Asking Price **£425,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
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STYLISH MODERN HOME

THIS RECENTLY FULLY REFURBISHED THREE BEDROOM DETACHED HOUSE IS IMMACULATELY AND STYLISHLY PRESENTED THROUGHOUT AND FEATURES A MOST IMPRESSIVE KITCHEN/DINING ROOM AND A CONSERVATORY, SITUATED IN A POPULAR VILLAGE LOCATION WITH EXCELLENT SCHOOL CATCHMENTS.

A stunning 3 Bedroom detached House which has been the subject of a full high-quality refurbishment by the current owners. The immaculate and stylishly presented accommodation includes a Sitting Room, an attractive Kitchen/Dining Room which opens to an updated Conservatory, three Bedrooms and an impressive modern Bathroom. A long list of further noteworthy features and improvement works include a composite style front door, modern double glazing, replacement soffits and guttering, replacement internal doors, smooth set ceilings, recent modern decor, modern flooring throughout and a recently replaced boiler. Further benefits include a recently laid Driveway, front and rear Gardens, and an attached Garage which could easily be converted to offer further accommodation, subject to the necessary consents being obtained.

The property is situated in a popular village location within a short stroll of an excellent range of amenities to include a good selection of day-to-day shops, two Medical Centres, three Public Houses and a 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 distant.

INTERNALLY:

Accessed via a composite front door, an initial Entrance Hall serves the ground floor accommodation and offers a staircase to the first floor with a storage cupboard under.

The Sitting Room enjoys a window to the front, a feature fireplace and a door to the Kitchen.

Situated to the rear of the property with a pleasant outlook over the rear Garden, the Kitchen/Dining Room offers a recently fitted stylish fitted Kitchen with a work surface that extends to a breakfast bar. There is an integrated oven, microwave, and induction hob and further complements include inset downlighters, a storage cupboard and sliding doors to the good size Conservatory which is of UPVC double glazed construction with a replaced pitched roof and enjoys a pleasant outlook and access to the rear Garden.

The first floor Landing offers a hatch to the partly boarded loft space and an airing cupboard.

Bedrooms One and Two are both good size double Bedrooms, Bedroom One enjoys the added benefit of fitted wardrobes and a pleasant outlook to the rear whilst Bedroom Three is single size room.

The recently fitted, fully tiled Bathroom offers a stylish suite incorporating a panelled bath with a shower fitment over and is further complemented by a window to the rear.

EXTERNALLY:

To the front is a lawned Garden with shrub and flower borders and an adjacent recently laid Driveway providing off road parking for up to Four vehicles. A pathway leads along the right-hand side of the property providing access to the rear.

The attached Garage which offers scope for conversion is accessed via twin doors, is fitted with power and lighting and offers a door to the rear Garden.

The rear Garden is laid to lawn with an area for a table and chairs, a shrub border and is enclosed by timber panelled fencing.

COUNCIL TAX BAND: D

TENURE: FREEHOLD



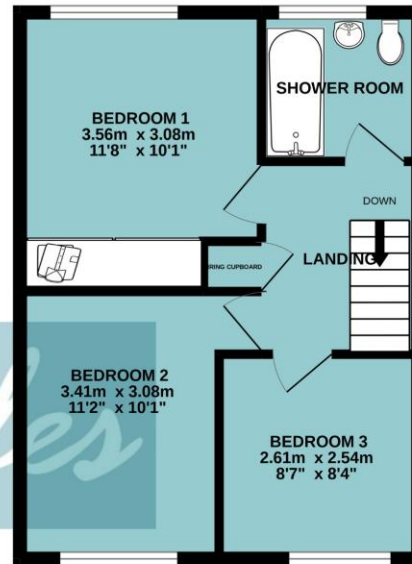
KEY POINTS

- Recently refurbished
- Immaculately presented
- Stylish fittings
- Impressive Kitchen
- Conservatory
- Excellent School

GROUND FLOOR
47.8 sq.m. (515 sq.ft.) approx.



1ST FLOOR
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 sq.ft.) approx.

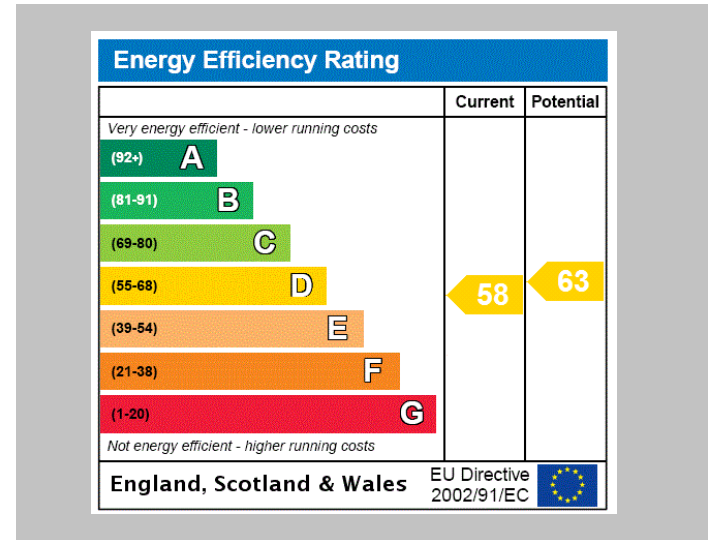
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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