

56 Marryat Way, Bransgore, Christchurch,  
Dorset, BH23 8FG

Asking Price **£350,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

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# ATTRACTIVE SOUTH WESTERLY ASPECT REAR GARDEN

A STUNNING, MODERN 2 DOUBLE BEDROOM HOME WITH AN ATTRACTIVE SOUTH WESTERLY ASPECT REAR GARDEN, SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE DEVELOPMENT.

Built approximately 7 years ago by award winning Bellway Homes, this good size end of terrace house is immaculately presented throughout and features two exceptionally spacious Bedrooms (one of which is dual aspect, which in our opinion could easily be re-configured to a three Bedroom layout). Further benefits include modern decor, a parking area to the front, a South Westerly aspect Rear Garden and the remainder of a 10-year NHBC Warranty.

This impressive home is situated on a most desirable modern development with an attractive communal green area, a children's play park and a dog walking area with a rural backdrop. Within a short stroll Bransgore village centre offers a good selection of amenities to include a good range of day-to-day shops, a Medical Centre and three charming Public Houses, along with a popular Primary School, which is in turn a feeder for both 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 an initial Entrance Hall with a composite style front door, the ground floor accommodation comprises a dual aspect Living Room enjoying a pleasant outlook and external access to the Rear Garden, and further benefiting from inset down lighters, along with a useful understairs storage cupboard.

The adjacent Kitchen enjoys a pleasant outlook over the Southwest facing Rear Garden and is fitted with a comprehensive selection of cupboard and drawer units with a contrasting work surface., there is an integrated 'Zanussi' oven and hob with extractor over, along with space for a selection of appliances.

Furthermore, the ground floor offers a convenient Cloakroom.

The light and airy first floor Landing enjoys a window to the front, a useful storage/linen cupboard and a hatch providing access to the partly boarded loft space.

The spacious Master Bedroom enjoys a dual aspect with windows to both the front and rear. Bedroom Two is also a good size double Room.

The attractive Bathroom enjoys a modern matching white 3-piece suite incorporating a panelled bath with a shower fitment over and is further complemented by an obscured window to the rear.

EXTERNALLY: To the front of the property is lawned Garden with a footpath to the front door and a Driveway providing an area of parking.

The Rear Garden enjoys a South-Westerly aspect and fenced boundaries to three sides, it offers an attractive patio with the remainder being laid primarily to lawn with well stocked shrub and flower borders. In addition, there is a shed and a gate to the side.

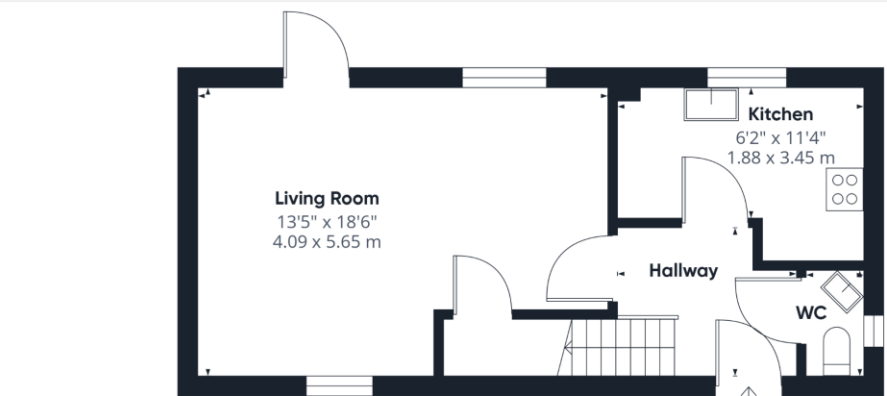
AGENT'S NOTE: We understand that there is a Residents' Association and approximately £140 per annum is payable for the upkeep of communal areas.

COUNCIL TAX BAND: C  
TENURE; FREEHOLD

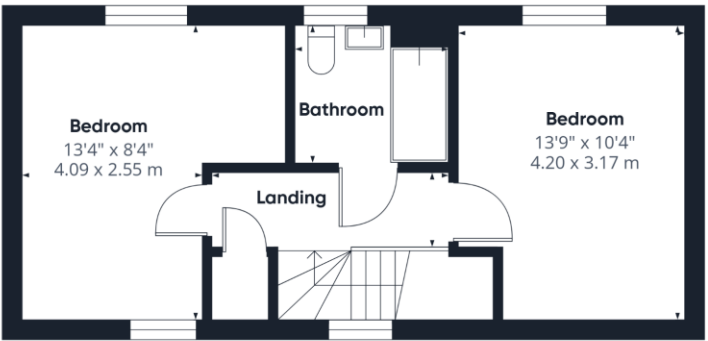


## KEY POINTS

- South Westerly aspect Garden
- Remainder of NHBC warranty
- Highly regarded location
- Immaculately presented
- Off road parking
- Attractive communal grounds



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
762 ft<sup>2</sup>  
70.6 m<sup>2</sup>

(1) Excluding balconies and terraces

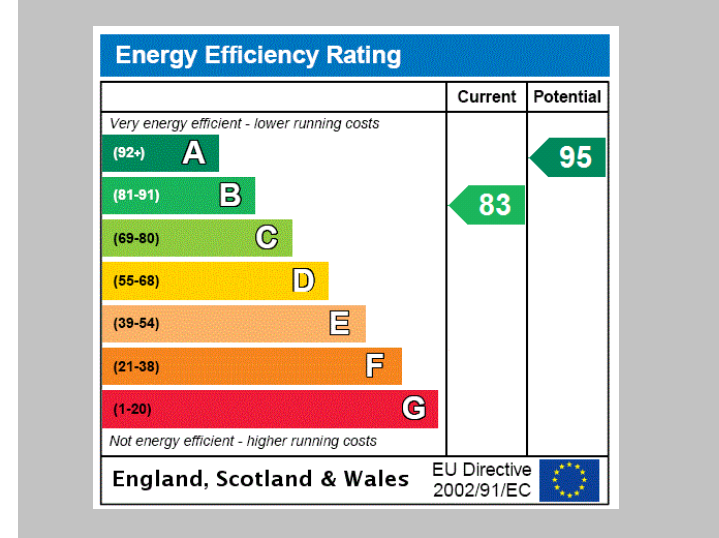
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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