

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

Asking Price **£600,000**



4

Bedrooms



2

Living



2

Bathroom/Ensuite



2/1

Parking/Garage



EST
1992

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MODERN FAMILY HOME

A STUNNING, MODERN, FOUR DOUBLE BEDROOM DETACHED FAMILY HOME FEATURING A SUPERB OPEN-PLAN KITCHEN/DINING/DAY ROOM, SITUATED IN A HIGHLY REGARDED SEMI-RURAL DEVELOPMENT.

This superb family orientated home, which was built to a high standard and specification by award winning, Bellway Homes, offers light and airy accommodation to include an attractive Sitting Room, a spacious triple aspect Kitchen/Dining/Day Room, four good size Bedrooms with an En Suite to the Master and an impressive Family Bathroom. Furthermore, the property, which benefits from the remainder of a 10 year NHBC Warranty, occupies an attractive corner plot with a Driveway, a Single Garage and a low maintenance walled Rear Garden.

The property is situated on a most desirable modern development abutting neighbouring countryside and benefiting from delightful communal grounds, including a centre Green, Children's Play Areas, an Allotment and an alternative natural green space to the rear. Within a short walk Bransgore Village centre offers an excellent range of amenities to include a good selection of shops, a Doctors Surgery and a number of Public Houses, along with a most popular Primary School, which is a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the charming harbourside town of Christchurch and its neighbouring coastline is a short drive away.

INTERNALLY:

The ground floor offers excellent family orientated accommodation.

At the hub of the home is a stunning triple aspect Kitchen/Dining/Day Room, enjoying a feature bay window to the side and twin doors to the Rear Garden. An impressive modern Kitchen offers a fine selection of gloss fronted cupboard and drawer units with a contrasting work surface which extends to a breakfast bar. There is a selection of high quality integrated appliances. This delightful light and airy room is further complemented by inset down lighters, two further feature light points and wooden flooring.

A complementing Sitting Room, which enjoys an aspect to the front, benefits from an attractive fireplace with a wood mantel and TV recess over, it is further complemented by two light points and wooden flooring.

Along with a spacious Entrance Hall, which offers a turning staircase to the first floor, the ground floor further offers the practical convenience of a ground floor Cloakroom.

The first floor offers four good size Bedrooms, accessed from a spacious Landing.

The Master Bedroom enjoys a pleasant aspect to the front and mirror fronted wardrobes, it is further complemented by an impressive modern En Suite Shower Room, offering a matching suite incorporating an over-sized shower cubicle and further complemented by an obscured window to the front, part tiled walls, a heated towel rail and tiled flooring.

Bedrooms Two and Three are both ample size double rooms with Bedroom Two enjoying the added benefit of an attractive dual aspect, whilst Bedroom Four, which is again a double sized room, is currently used as an Office.

The attractive Family Bathroom is fitted with an impressive modern white suite comprising a panelled bath with a hand held shower fitment over, a low level W.C. with concealed cistern and a wall mounted wash hand basin, further complemented by inset downlighters, an obscured window to the rear, a heated towel rail, part tiled walls and tiled flooring.

EXTERNALLY:

To the front and side of the property are small areas of garden, laid to lawn, with attractive shrub and flower borders. A paved footpath leads to the front door, whilst a brick paved Driveway to the side provides Off Road Parking and access to the Garage.

The Garage, which is accessed via an up-and-over door to the front, is fitted with power and lighting and benefits from a pitched roof providing additional storage space, along with a personal door to the Rear Garden.

The attractive, low maintenance, walled Garden, which enjoys a Westerly aspect,, offers both a Patio and an area of lawn.

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

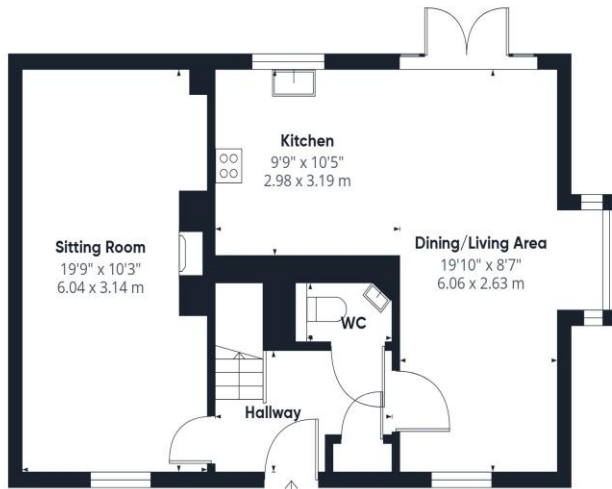
COUNCIL TAX BAND: E

TENURE: FREEHOLD

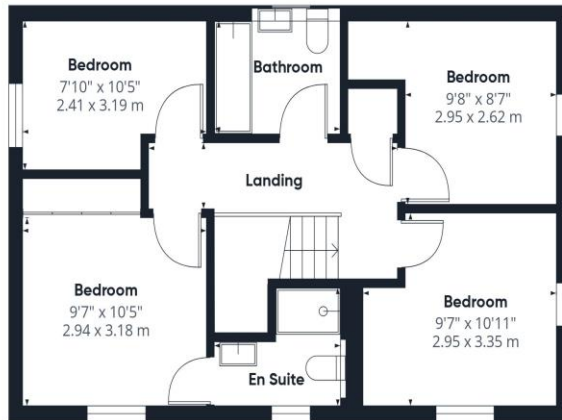


KEY POINTS

- Kitchen/Dining/Day Room
- Four double Bedrooms
- Modern Bathroom + En Suite
- Driveway + Garage
- Excellent School Catchments
- Popular modern development



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1113 ft²
103.4 m²

(1) Excluding balconies and terraces

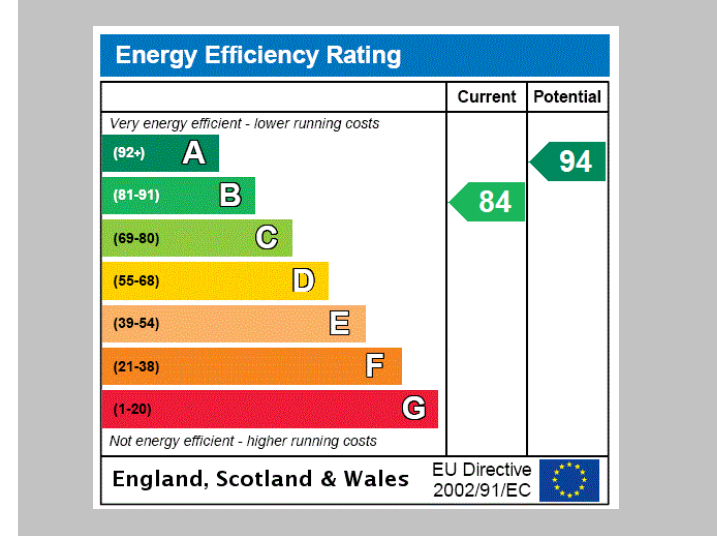
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Bransgore The Corner House, Ringwood Road, Bransgore, Christchurch, BH23 8AA
 01425 673311 | sales@sladesbransgore.co.uk
 Website www.sladeshomes.co.uk

