

23 Rosehill Drive, Bransgore, Christchurch,
Dorset, BH23 8NP

Asking Price **£440,000**



3

Bedrooms



1

Living



1

Bathroom/Ensuite



2/1

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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NO FORWARD CHAIN

CONVENIENTLY LOCATED WITHIN A FEW MOMENTS STROLL OF AN EXCELLENT RANGE OF VILLAGE AMENITIES, IS THIS VACANT 3 BEDROOM BUNGALOW WITH ATTRACTIVE FRONT AND REAR GARDENS, A DRIVEWAY AND A DOUBLE GARAGE WITH LOFT STORAGE ROOM OVER, SITUATED ON THE EDGE OF THE NEW FOREST.

A rare opportunity to acquire an extended three bedroom Bungalow, incorporating spacious and well presented, semi open-plan living, occupying a sizeable plot with attractive front and rear gardens with a South Westerly aspect, along with a useful Double Garage with a loft storage room over which would make an ideal workshop/hobbies room and a good size Driveway.

The property also offers scope for further extension to both the ground and first floor.

The property is ideally located within a short and level stroll of Bransgore village centre and its excellent range of amenities to include a good selection of day to day shops, three Public Houses, a Veterinary Surgery, a Doctors Surgery and a highly regarded Primary School, which is in turn a feeder for the most popular Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

INTERNALLY:

At the hub of the home is a spacious, semi open-plan, L-shaped Lounge/Dining/Kitchen Area. The Living Area enjoys a feature fireplace, the Dining Area enjoys twin doors to the Rear Garden, and the Kitchen, which is fitted with a comprehensive selection of units with a contrasting work surface, enjoys a pleasant outlook to the rear.

Bedrooms One and Two overlook the front Garden, whilst Bedroom One enjoys the added benefit of fitted wardrobes, Bedroom Three is a good size single room, enjoying a window to the side.

The Family Bathroom offers a matching white suite, complemented by part tiled walls and an obscured window to the side.

EXTERNALLY:

A large lawned front garden enjoys a selection of trees, along with shrub and flower borders.

A gravelled Driveway provides Off Road Parking for 2/3 vehicles.

The Double Garage is accessed via an electrically operated door, fitted with power and lighting and benefits from a loft space.

The Rear Garden is a particular feature enjoying a South-Westerly aspect, laid predominantly to lawn with attractive areas of Patio, along with shrub and flower borders and a Summer House to one side.

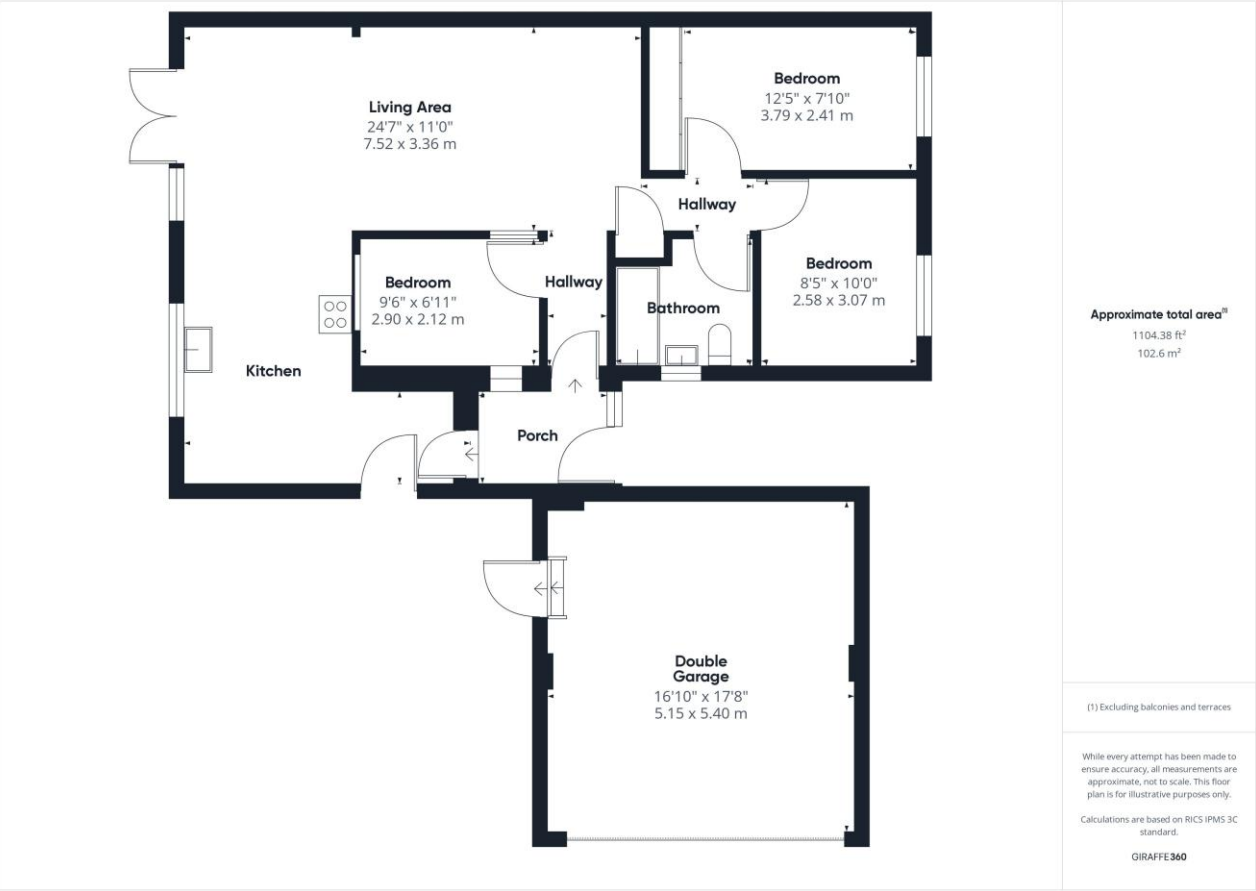
COUNCIL TAX BAND: C

TENURE: FREEHOLD



KEY POINTS

- No chain
- Scope for further extension
- Close to village amenities
- Attractive Gardens
- Driveway & Double Garage
- On edge of New Forest



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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