

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

Asking Price **£360,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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A MODERN HOME IN A POPULAR SEMI RURAL LOCATION

A MOST IMPRESSIVE TWO DOUBLE BEDROOM HOME WITH A LOW MAINTENANCE REAR GARDEN, SITUATED ON A HIGHLY POPULAR MODERN DEVELOPMENT WITH ATTRACTIVE COMUNAL GROUNDS AND BENEFITING FROM THE REMAINDER OF AN NHBC WARRANTY.

Built approximately 7 years ago, this modern, well presented end of terraced house features a spacious living area and two double Bedrooms, along with off road parking, a South Westerly aspect rear Garden and the remainder of a 10 year NHBC Warranty.

This attractive home enjoys an enviable position with a rural backdrop, in a most desirable semi rural modern development with attractive communal areas including a central green area, a children's play park, an allotment (available solely to residents at a small annual cost) and a SANG with gorgeous green space and wildlife, connecting to the Avon Valley footpath. Within a short stroll, Bransgore village centre offers 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:

A composite style front door opens to the Entrance Hall with attractive tiled flooring.

The Kitchen which enjoys an outlook to the front is fitted with a comprehensive selection of cupboard and drawer units with a contrasting work surface, there is an integrated oven and hob with extractor over, along with space for a selection of appliances.

The spacious Living Room which boasts wooden flooring benefits from an understairs storage cupboard, a window overlooking the rear Garden with an adjacent door providing external access.

Furthermore, the ground floor offers a convenient Cloakroom with a window to the front.

The first floor Landing offers a useful storage/linen cupboard and a hatch providing access to the loft space.

The spacious Master Bedroom enjoys fitted wardrobes, whilst Bedroom Two which is also a spacious double size room enjoys an outlook over the rear Garden.

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

EXTERNALLY:

To the front of the property is a brick paved allocated parking area.

The Rear Garden has fenced boundaries to three sides and is laid primarily to artificial lawn with a paved Patio area, a shed and a gate to the side.

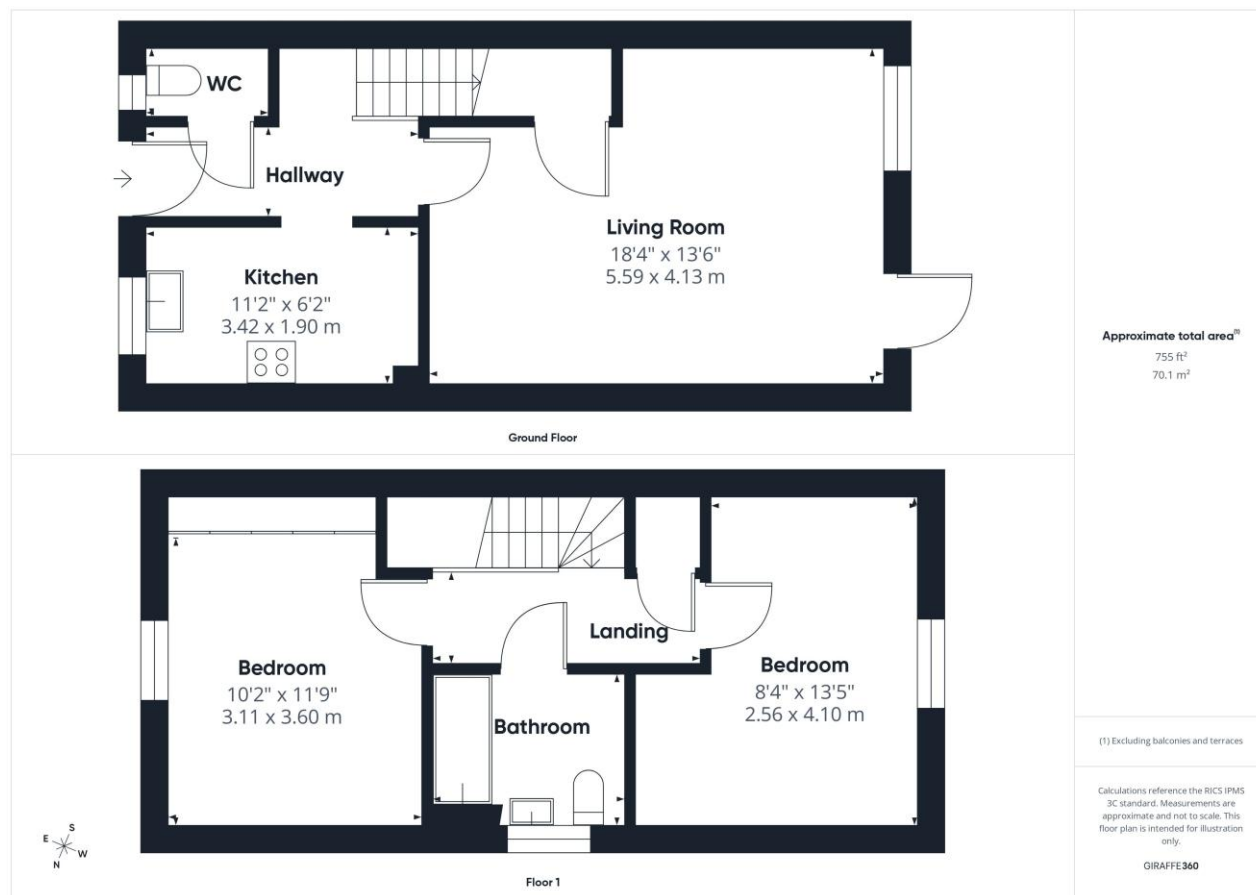
AGENT'S NOTE: We understand that there is a Residents Association and is approximately £140 per annum is payable for the upkeep of communal areas.

COUNCIL TAX BAND: C
TENURE: FREEHOLD

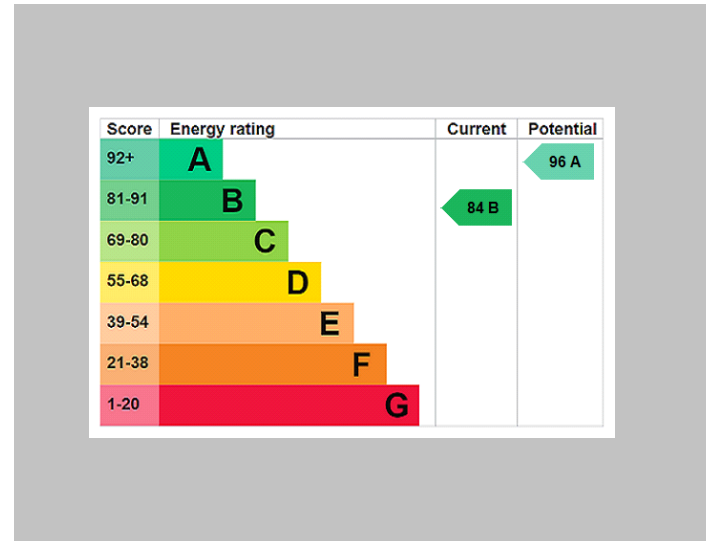


KEY POINTS

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



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