

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

Asking Price **£365,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

NO FORWARD CHAIN

* NO FORWARD CHAIN * A STUNNING AND MODERN TWO DOUBLE BEDROOM HOME WITH DELIGHTFUL RURAL VIEWS TO THE REAR, SITUATED IN A HIGHLY SOUGHT AFTER DEVELOPMENT WITHIN A SHORT WALK TO THE LOCAL VILLAGE CENTRE

Benefitting from No Forward Chain this attractive, beautifully presented two double bedroom semi detached house is immaculately presented throughout and has off road parking for two cars, an impressive rear garden with an attractive rural outlook to the rear, along with the remainder of a 10 year NHBC warranty

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:

Upon entering the home there is an attractive Entrance Hall with access to a convenient Cloakroom.

The light and airy Lounge/Dining Room has ample space for living furniture and has a door to the rear leading to the Garden. Further benefits include a useful understairs storage cupboard and wooden flooring

The Kitchen is fitted with a comprehensive selection of cupboard and drawer units with a contrasting wood effect work surface.

The first floor Landing has beautiful panelling along the walls and offers a useful storage cupboard and a hatch providing access to the loft space.

The Master Bedroom is a good size double room and benefits from fitted wardrobes whilst Bedroom two is also a good size double room enjoying views over the field to the rear

A modern Bathroom offers a matching white 3-piece suite incorporating a panelled bath with a shower fitment over.

EXTERNALLY:

To the side of the property, a Driveway provides off road parking for two cars.

The Rear Garden is laid primarily to lawn with a paved Patio, Garden Shed and decking to at the end of the garden to enjoy the evening sun

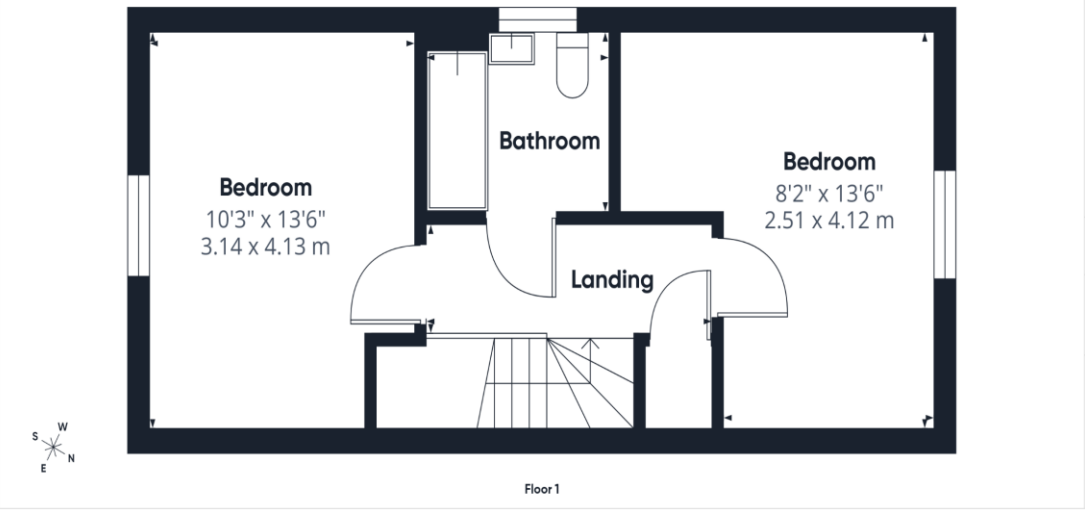
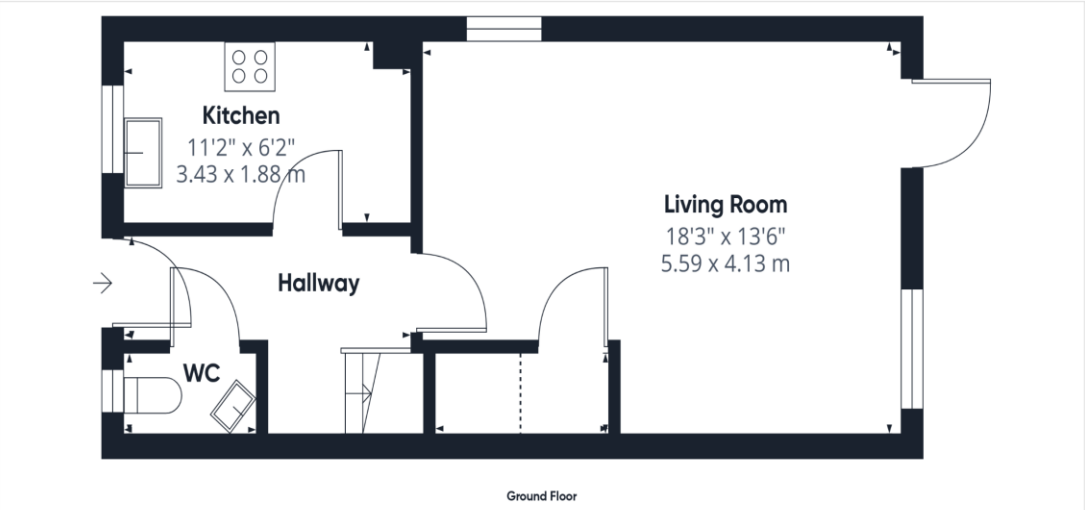
COUNCIL TAX BAND: C

TENURE: FREEHOLD



KEY POINTS

- Stunning Views
- Two double Bedrooms
- Remainder of NHBC Warranty
- No Forward Chain
- Integrated appliances
- Driveway for 2+ vehicles



Approximate total area⁽¹⁾
757 ft²
70.3 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

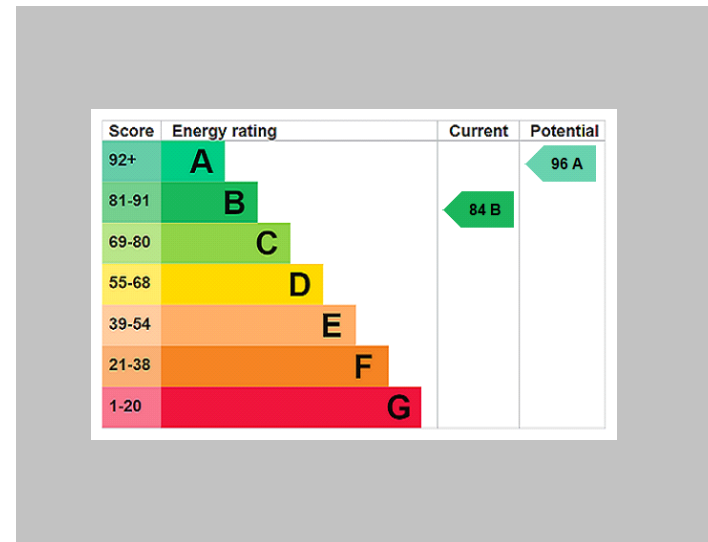
Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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

