

8 Iris Close, Christchurch, Dorset, BH23 4UU

Asking Price **£580,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
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# An Impressive Detached House in Hoburne

THIS BEAUTIFULLY PRESENTED DETACHED HOUSE IS SITUATED ON THE SOUGHT AFTER HOBURNE DEVELOPMENT. THE PROPERTY FEATURES FOUR BEDROOMS, TWO BATHROOMS, OFF ROAD PARKING AND A GARAGE

TENURE: FREEHOLD  
COUNCIL TAX BAND: E

8 Iris Close is a spacious detached house in a popular location. The Hoburne development is situated in a desirable spot between Christchurch and Highcliffe and is within a short distance of Mudeford Quay and Avon Beach. Christchurch Town Centre is approx 2.5 miles away with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants.

The front door leads into the entrance hall which has a useful understairs storage cupboard and ground floor cloakroom with wc and basin. The lounge is set to the front of the property and has a window overlooking the front garden. Double doors open up into the kitchen/dining room at the rear which is an excellent social/family space with doors to the rear garden. There are a range of attractive base and eye level units with a number of integral appliances.

Stairs from the entrance hall lead to the first floor landing. The property features four bedrooms. Bedroom one features an ensuite shower room. There is also a separate family bathroom.

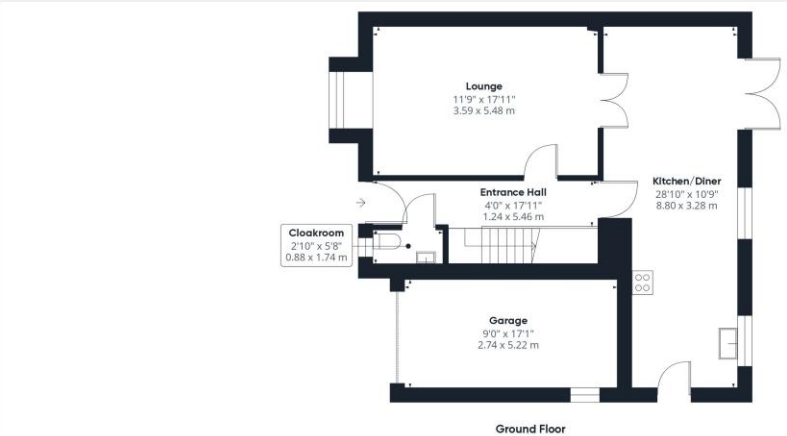
The house is situated on a cul de sac. To the front of the property, a driveway provides OFF ROAD PARKING leading to the ATTACHED GARAGE. The current owners have an EV charging point installed. The remainder of the frontage is laid to lawn. The rear garden features sections of patio and lawn as well as a pizza oven.

The property offers potential to extend above the garage to create additional first floor accommodation stpp.

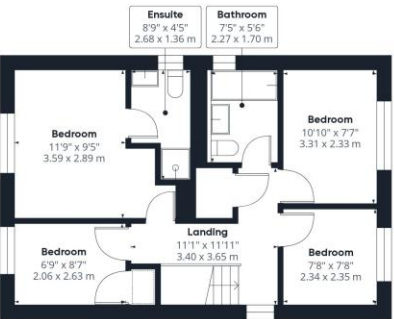


## KEY POINTS

- FOUR BEDROOMS
- DETACHED HOUSE
- HOBURNE DEVELOPMENT
- PARKING & GARAGE
- PLEASANT GARDEN
- WELL PRESENTED



Approximate total area<sup>®</sup>  
1264.23 ft<sup>2</sup>  
117.45 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

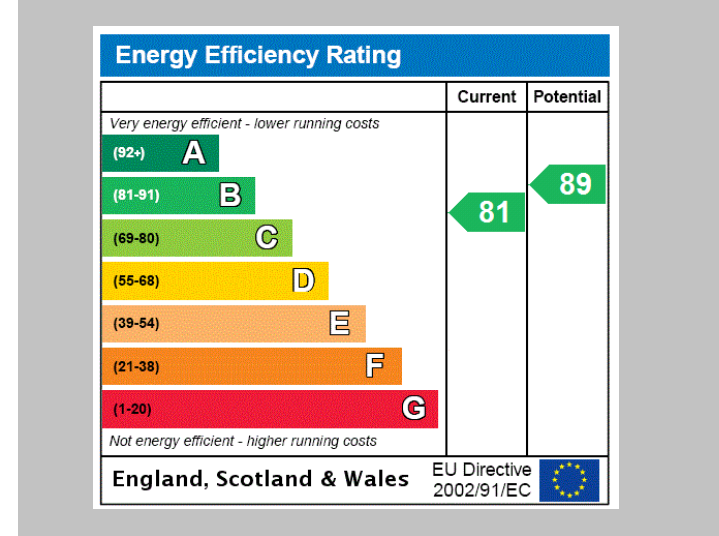
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



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