

The Gate House, 1 The Green, Salisbury
Road, Burton, Christchurch, BH23 7NZ

Asking Price **£600,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A Beautifully Appointed 3 Bedroom Property

'THE GATE HOUSE' IS A BEAUTIFULLY APPOINTED PROPERTY THAT OFFERS FLEXIBLE ACCOMMODATION, ATTRACTIVE GARDENS AND A DOUBLE GARAGE, ALL SET ON AN EXCLUSIVE GATED DEVELOPMENT IN BURTON JUST A STONES THROW FROM THE VILLAGE GREEN.

Originally built in approx 2004, this spacious, contemporary style 3 bedroom property is situated on an exclusive gated development of just 6 properties in the village of Burton. The Green development is situated next to the village green at Burton, close to local shop. Christchurch Town Centre with all its amenities including main line railway station is 1.5 miles distant.

The entrance door leads into the entrance hall, On this level there are two generously sized bedrooms and a shower room.

Stairs lead to the first floor bedroom which benefits from built in storage and a well-appointed bathroom with separate shower, wash hand basin & w.c.

To the rear of the property there is a spacious living room with a feature fireplace and double doors leading to the garden. The kitchen features a range of attractive base and eye level units with a separate utility space. A further door leads to a large conservatory with dining and seating space.

Outside there is an area of patio to the immediate rear of the property with attractive shrub borders. A door leads into a double garage with power and light. There is also off-road parking.

The Green development is accessed via twin gates to shared driveway and also benefits from a communal garden space.

N.B. We understand a charge of £600.00 per annum is payable for upkeep of the communal grounds but there is a temporary surcharge of £400 in place.
TAX BAND: E



KEY POINTS

- GATED DEVELOPMENT
- 3 BEDROOMS, 2 BATHROOMS
- CONSERVATORY
- UTILITY ROOM
- OFF RD PARKING + DOUBLE GARAGE
- BEAUTIFULLY PRESENTED



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.

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