

7 Westlands, Bransgore, Christchurch,
Dorset, BH23 8BY

Asking Price **£380,000**



2

Bedrooms



1

Living



1

Bathroom/Ensuite



1/1

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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QUIET VILLAGE LOCATION

A TRULY STUNNING, SPACIOUS, LOW MAINTENANCE, CHESHIRE ROBBINS DESIGNED TWO/THREE BEDROOM HOME WITH A SOUTH WESTERLY ASPECT REAR GARDEN AND A CAR PORT, SITUATED IN A QUIET AND TUCKED AWAY VILLAGE LOCATION

This delightful, two/three bedroom terraced home enjoys a convenient split level layout and is beautifully presented throughout. Key features include a Cloakroom, a modern Kitchen with a breakfast bar, a Lounge/Dining Room with French doors, two large double Bedrooms, an occasional Third Bedroom/Office and a modern Bathroom, further benefitting from a low maintenance South Westerly aspect rear Garden and a Car Port.

The property is situated in an attractive modern development, only a short stroll from Bransgore Village centre which offers an excellent range of amenities to include a good selection of day to day shops, two Medical Centres, three Public Houses and a most popular Primary School, which is in turn a feeder school for 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 is a short drive away.

INTERNALLY: Upon entering the property the Entrance Hall provides access to an open tread staircase with a useful storage cupboard under.

The Living Room features a red brick fireplace and French doors providing both external access and a pleasant outlook over the Rear Garden.

The Kitchen, which has a pleasant outlook to the front, offers a selection of cupboard and drawer units, complemented by a wooden effect work surface which extends to a breakfast bar at one end. There is an integrated oven, a gas hob over, and space for selection of appliances.

From the Entrance Hall the staircase leads to a half Landing providing access to the modern Bathroom which offers a matching white 3-piece suite.

From the half Landing the staircase continues to the first floor where there is a gorgeous feature vaulted ceiling with exposed timber beams.

Bedrooms One and Two are brilliant sized double rooms. Bedroom One further benefits from a wide selection of fitted wardrobes, whilst Bedroom Two offers ample space for bedroom furniture.

From the first floor landing, a further staircase leads to the occasional Bedroom/Office which has a fitted desk and ample storage either side, a Velux located on the southerly side of the house allows light through.

EXTERNALLY: The property is set back from the road and is accessed via a footpath. The front garden enjoys an area of artificial lawn with shrub borders.

The good size Rear Garden, which enjoys a South Westerly aspect, has a patio area to the rear and a very handy storage cupboard to one side. The garden is laid to artificial lawn and a timber Garden Shed can be found to the rear end.

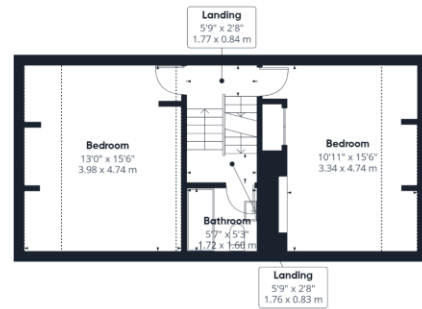
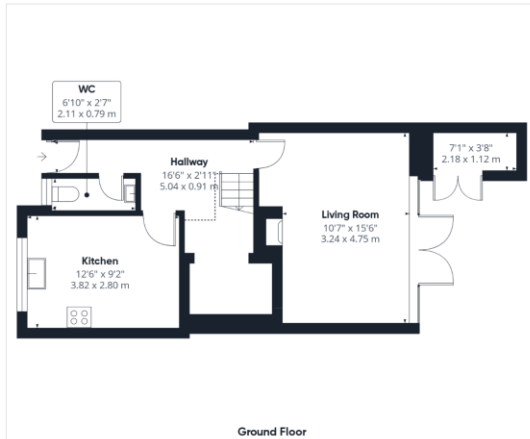
In addition there is a Car Port set within a communal Courtyard.

COUNCIL TAX BAND: D
TENURE: FREEHOLD



KEY POINTS

- Well presented throughout
- 2/3 Bedrooms
- Modern Kitchen & Bathroom
- Contemporary design
- South Westerly facing Garden
- Popular village location



Approximate total area⁽¹⁾
 1011 ft²
 93.9 m²

Reduced headroom
 120 ft²
 11.1 m²



(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

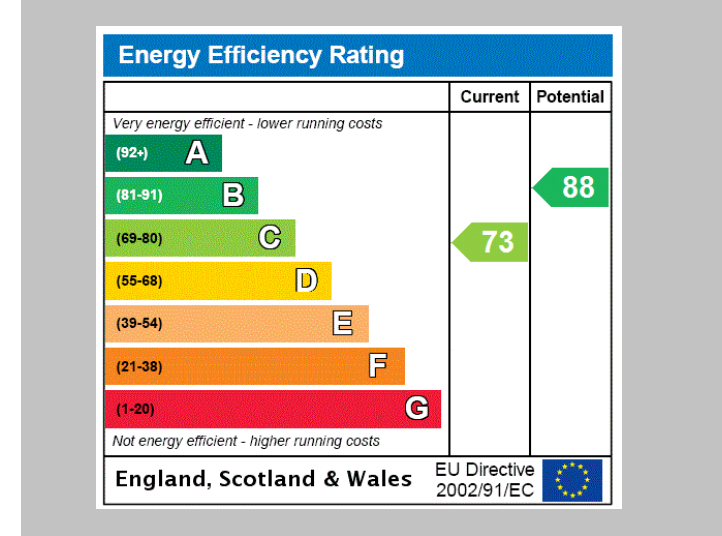
Calculations are based on RICS IPMS 3C standard.

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