

3 Somerford Way, Christchurch, Dorset,
BH23 3QN

Price **OIRO £550,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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A Beautifully Presented Detached House

THIS BEAUTIFULLY PRESENTED DETACHED HOUSE OFFERS OVER 1,300 SQ FT OF WELL ARRANGED ACCOMMODATION, PERFECT FOR MODERN FAMILY LIVING.

Nestled in a sought-after area of Christchurch, 3 Somerford Way offers a tranquil residential setting with easy access to a wealth of local amenities and natural attractions.

You can benefit from a range of nearby conveniences, including local shops and regular bus services. Christchurch Town Centre is approximately 1 mile away, providing supermarkets, cafes, restaurants, and the historic Christchurch Priory. The area also boasts excellent schools, some of which within walking distance

The property is well-served by public transport, with regular bus routes connecting the surrounding area. Christchurch Railway Station is approximately 1.3 miles away, offering direct services to Bournemouth, Southampton, and London Waterloo

Outdoor enthusiasts will appreciate the proximity to Friars Cliff Beach, just a short distance away. This award-winning Blue Flag beach offers stunning coastal views and access to the Steamer Point Nature Reserve. Additionally, Mudeford Quay & Stanpit Nature Reserve are nearby, providing opportunities for boating, water sports and scenic walks along Christchurch Harbour

The front door leads into a welcoming hallway leading to a generous 20'6" x 11'11" lounge/diner, ideal for entertaining or relaxing. A further Versatile reception room/bedroom (11'9" x 11'2") offering options as a guest room, home office or snug/playroom.

To the rear of the property a modern kitchen (8'2" x 11'2") with a range of attractive eye and base level units along with space for appliances, opens to a bright conservatory—the perfect spot to enjoy the garden views all year round.

A handy downstairs WC, which could also be used as a utility room completes the ground floor accommodation.

Upstairs there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room.

The well appointed family bathroom features a bath with shower over, wash hand basin & WC.

Outside the property benefits from a private rear garden which has been beautifully landscaped throughout, ideal for outdoor dining, relaxing and family activities.

To the front there is off road parking for multiple vehicles, or a caravan/boat to suit, as well as access to a garage which doubles up as a utility room with power, light, a sink and washing machine.

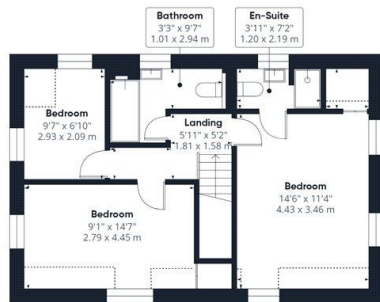
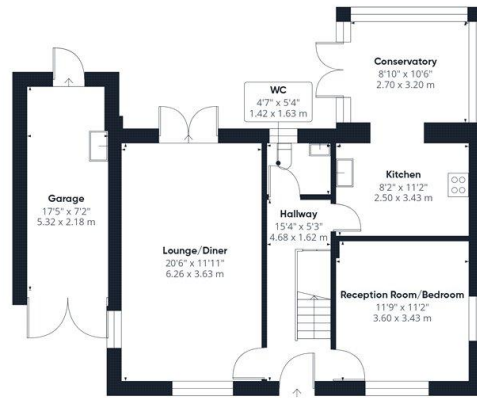
The property has been well maintained in its current ownership and further benefits from a brand new boiler (AUG2025) and thermal glazing throughout.

Tenure: Freehold
Council Tax Band: E



KEY POINTS

- FLEXIBLE ACCOMODATION
- WELL PRESENTED
- LANDSCAPED GARDEN
- PARKING AND GARAGE
- CLOSE TO AMMENITIES
- QUIET SIDE ROAD LOCATION

Approximate total area⁽¹⁾

1317 ft²
122.2 m²

Reduced headroom

52 ft²
4.8 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.

GIRAFFE 360



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