

12 Iris Close, Hoburne, Christchurch, BH23 4UU

Asking Price **£600,000**



Bedrooms



Living



Bathroom + WC



Parking & Garage



EST
1992

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QUIET CUL-DE-SAC...BEACHES AND AMENITIES NEARBY...DETACHED HOUSE

SET IN A QUIET CUL-DE-SAC CLOSE TO BEACHES AND AMENITIES, THIS WELL-PROPORTIONED DETACHED HOUSE OFFERS A GENEROUS AMOUNT OF LIVING SPACE AND A DOUBLE GARAGE

12 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.

A spacious entrance hallway gives access to a bright living room, featuring double doors to the conservatory, perfect for year-round enjoyment of the garden.

The generous kitchen/diner provides ample space for family dining and entertaining, with direct garden access.

A useful utility room and a ground-floor cloakroom/WC complete the principal accommodation.

The first floor offers four well-proportioned bedrooms, including a principal bedroom with a private en-suite shower room, plus a modern family bathroom. The remaining bedrooms provide flexible options for family, guests or home office use.

Outside the property benefits from a low maintenance rear garden with a southerly aspect.

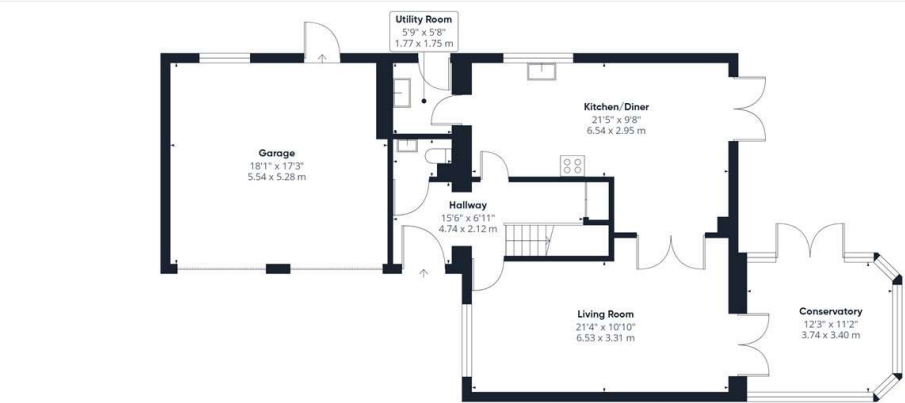
To the front of the property there is plenty of off-road parking and a double garage.

Tenure: Freehold
Council Tax Band: E



KEY POINTS

- DETACHED HOUSE
- 4 BEDROOMS
- LOW MAINTENANCE GARDEN
- DOUBLE GARAGE
- POPULAR DEVELOPMENT
- WELL PRESENTED



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1648 ft²
153 m²

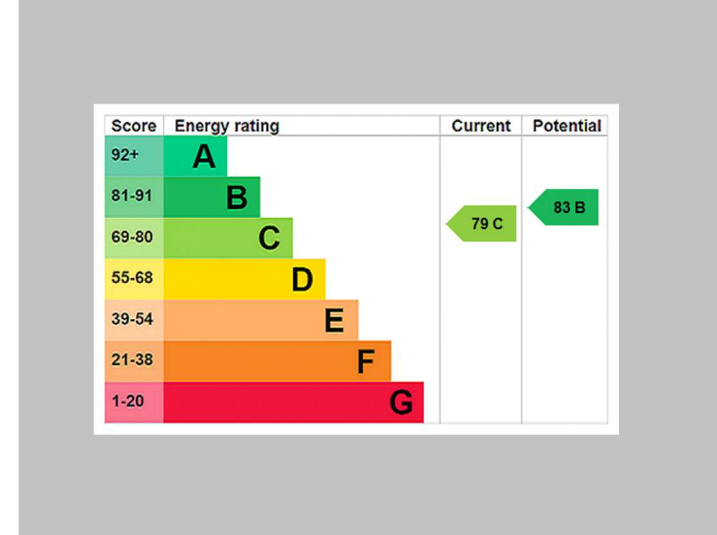
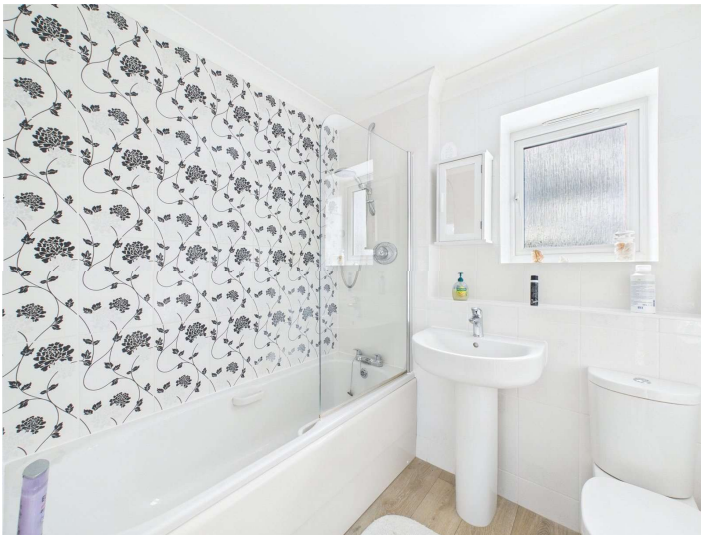
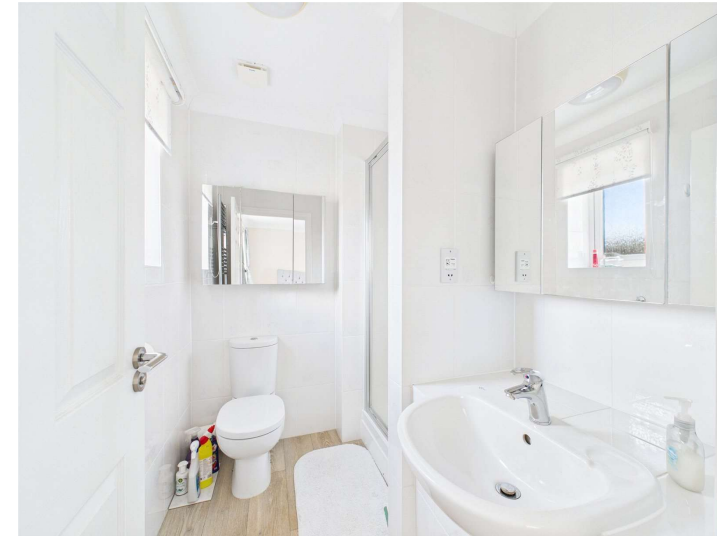
(1) Excluding balconies and terraces

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

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