

6 Emily Close, Christchurch, Dorset, BH23 2NN

Guide Price **£550,000**



Bedrooms



Living



Bathroom/Ensuite



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
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This 4 Bedroom Family Home is Situated in a Cul-de-sac

THIS GENEROUSLY SIZED FAMILY HOME IS SITUATED IN A PEACEFUL CUL-DE-SAC JUST A SHORT DRIVE FROM CHRISTCHURCH TOWN CENTRE, LOCAL BEACHES, AND WITHIN TWYNHAM SCHOOL CATCHMENT AREA.

Emily Close is situated in a peaceful cul-de-sac just a short drive from Christchurch town centre, local beaches, and within catchment for excellent schools. Enjoy easy access to nearby amenities, nature reserves, and transport links including Christchurch train station and the A35.

The front door leads into a storm porch which in turn leads to a generous hallway. To the left a spacious living area (11'7" x 24'9") enjoys a double aspect and doors leading to the garden.

The kitchen/dining area (17'4" x 10'5") offers ample worktop and cupboard space, and into a good sized conservatory, perfect for relaxing or entertaining.

A utility room and downstairs WC complete the ground floor accommodation.

Upstairs you'll find four bedrooms, including a large primary bedroom (9'11" x 12'11") and another with access to a private balcony. A modern family bathroom serves all bedrooms.

Outside the rear garden offer plenty of space for entertaining and family activities. There is an area of patio to the immediate rear of the property with the rest laid to lawn.

To the front of the property there is off road park for a couple of cars and a half-sized garage accessed by an up & over door providing extra storage.

Tenure: Freehold
Council Tax Band: E



KEY POINTS

- Four well-proportioned bedrooms
- Modern bathroom & GF WC
- Generously sized kitchen/Diner
- Conservatory
- Integrated garage & driveway
- Quiet cul-de-sac location

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Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 474202 | enquiries@sladeschristchurch.co.uk
Website www.sladeshomes.co.uk

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