

1 Alder Close, Burton, Christchurch,
Dorset, BH23 7PF

Price **OIRO** £600,000



Bedrooms



Living



Bathroom/Ensuite



Parking & Garage



EST
1992

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A Spacious Four Bedroom House in a Quiet Cul-de-sac

LOCATED IN A QUIET CUL-DE-SAC IN THE SOUGHT-AFTER VILLAGE OF BURTON, THIS SPACIOUS FOUR BEDROOM DETACHED HOME OFFERS FLEXIBLE FAMILY LIVING WITH A GENEROUS GARDEN.

Burton is a popular residential area with village amenities, just a short drive to Christchurch town centre, stunning beaches, the New Forest National Park and excellent local schools.

The front door leads into a welcoming hallway with a convenient cloakroom/WC.

The large living room (20'1" x 14'2") is ideal for entertaining and opens through to a bright conservatory, perfect for year-round enjoyment of the garden. The stylish kitchen/diner provides ample space for family meals, while the integral garage offers secure parking or useful storage as well as plumbing for a washing machine and tumble dryer.

Upstairs, there are four well-proportioned bedrooms all benefitting from fitted wardrobes.

The main bedroom also benefits from its own ensuite with bath, shower, wash hand basin and WC.

A modern family bathroom completes the accommodation.

Outside the property enjoys an attractive garden with a southerly aspect, perfect for relaxing or entertaining. A large storage shed is situated at the bottom of the garden.

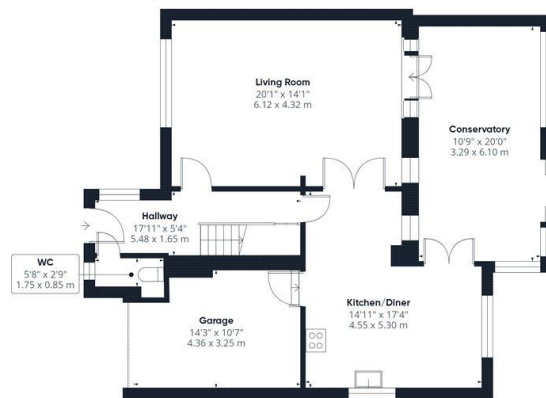
To the front of the property a driveway provides off road parking as well as access to the garage.

Tenure: Freehold
Council Tax Band: E

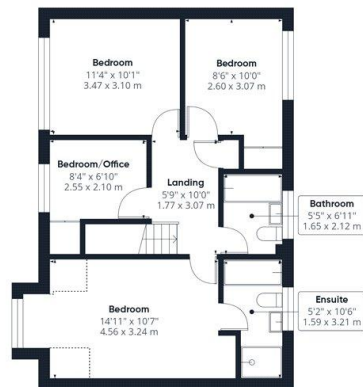


KEY POINTS

- FOUR BEDROOMS
- GENEROUS GARDEN
- PARKING & GARAGE
- SOUTHERLY ASPECT
- SOUGHT AFTER LOCATION
- DETACHED HOUSE



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1577 ft²
146.6 m²

Reduced headroom

19 ft²
1.8 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.

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