

10 Crabtree Close, Burton, Christchurch,
Dorset, BH23 7HG

Asking Price £220,000

 2

Bedrooms

 1

Living

 1

Bathroom



Garage



EST
1992

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TWO BEDROOM GROUND FLOOR GARDEN FLAT

THIS TWO BEDROOM GROUND FLOOR FLAT IS SITUATED IN THE POPULAR VILLAGE OF BURTON. THE PROPERTY BENEFITS FROM A GARAGE IN A BLOCK AND A PRIVATE GARDEN.

10 Crabtree Close is an opportunity to purchase a two bedroom flat in a sought after location. The property is just a short level walk from the Village Green, local shops and parish church. Christchurch Town Centre is under 2 miles away with its historic 11th Century Priory, Town Quay and excellent range of coffee shops, bars and restaurants.

Enjoying the rare advantage of a private entrance and private garden, this two-bedroom ground floor flat delivers well-balanced accommodation with a layout designed for easy, everyday living.

Accessed via its own private entrance, the property opens into a central hallway that provides access to all principal rooms and creates a clear sense of separation between living and sleeping accommodation. To the front of the property is the separate kitchen, arranged with a range of worktops and storage, offering a practical space for everyday cooking while also providing scope for personalisation.

Positioned to the rear, the living room forms the main hub of the home, offering generous space for both seating and dining. From here, there is direct access to the private garden, creating an excellent indoor-outdoor connection ideal for relaxing or entertaining.

There are two bedrooms, with the main bedroom offering comfortable double accommodation, while the second bedroom is well suited as a guest room, home office, or nursery. The accommodation is completed by a bathroom positioned centrally off the hallway.

The private garden is a real highlight, providing a valuable outdoor space rarely found with flats, while the private entrance further enhances the feeling of independence.

A well-balanced ground floor home offering space, privacy, and outdoor living.

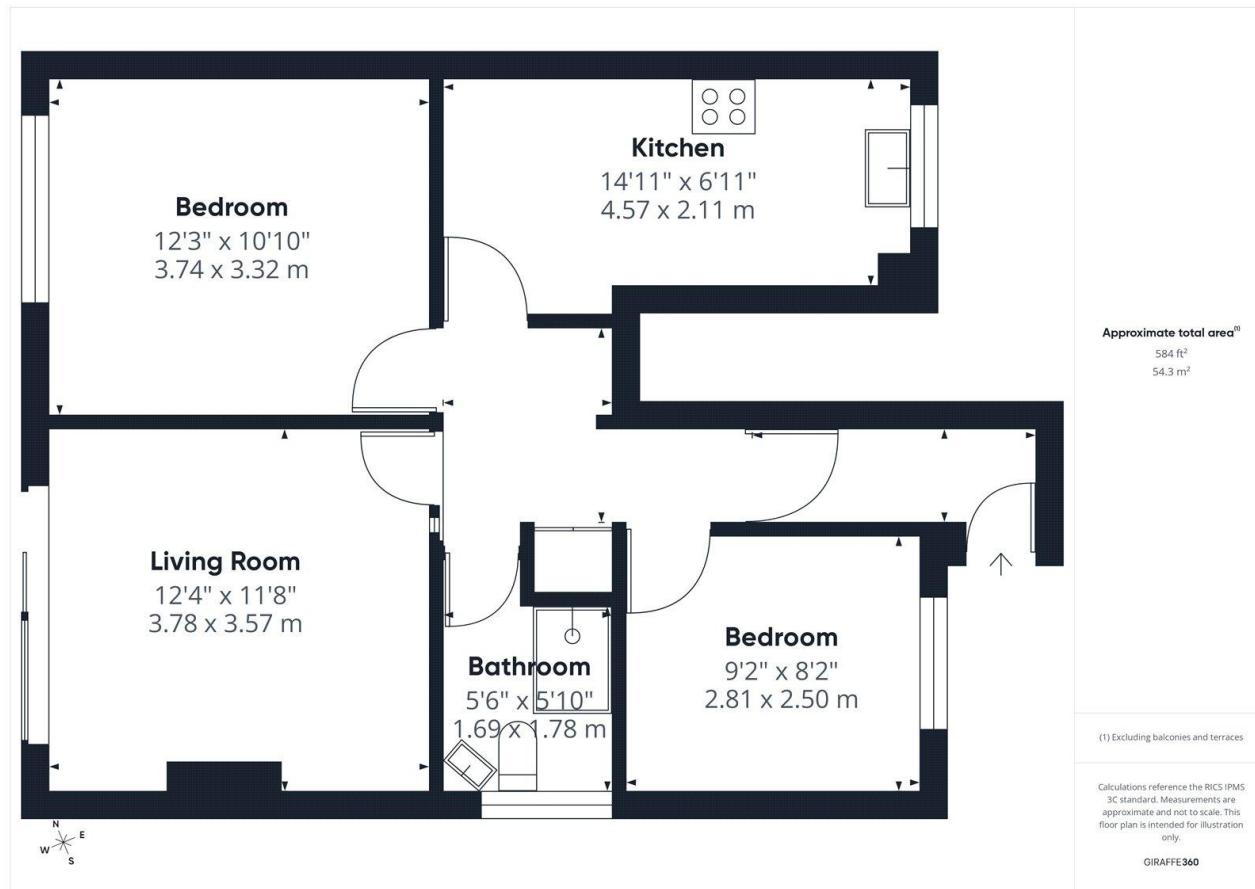
TENURE: LEASEHOLD 85 YEARS

COUNCIL TAX: B



KEY POINTS

- **TWO BEDROOMS**
- **GROUND FLOOR FLAT**
- **POPULAR VILLAGE**
- **GARAGE IN BLOCK**
- **PRIVATE GARDEN**
- **PRIVATE ENTRANCE**



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