

8 Crofton Close, Christchurch, Dorset, BH23 2JN

Asking Price **£350,000**



3

Bedrooms



3

Living



1

Bathroom + WC



Garage



EST  
1992

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# SOUGHT-AFTER CUL-DE-SAC...GENEROUS LIVING SPACE...NO CHAIN

SITUATED IN A SOUGHT-AFTER CUL-DE-SAC LOCATION, THIS WELL-PROPORTIONED THREE-BEDROOM HOME OFFERS GENEROUS LIVING SPACE, ATTRACTIVE GARDEN AND NO ONWARD CHAIN.

Crofton Close is ideally positioned within easy reach of Christchurch town centre, offering a wide range of shops, cafés, restaurants, and everyday amenities. The area is particularly popular with families thanks to its proximity to well-regarded local schools and green open spaces.

The historic Christchurch Quay and picturesque riverside walks are just a short distance away, providing a perfect setting for leisure and outdoor activities. The stunning beaches of Mundeford and Avon Beach are also within easy reach, ideal for enjoying the Dorset coastline.

For commuters, Christchurch railway station offers direct links to Bournemouth, Southampton, and London Waterloo, while nearby road networks provide convenient access to the A35 and beyond.

The ground floor features a welcoming entrance hallway leading to a generous living room measuring over 16ft in length, providing a bright and comfortable space for relaxing and entertaining.

To the rear, a separate dining room offers an ideal setting for family meals and gatherings, the kitchen, which is well laid out and overlooks the rear of the property and benefits from plenty of storage and space for appliances. A conservatory extends the living space further, creating a pleasant spot to enjoy the garden year-round. A useful ground floor WC adds to the practicality of the home.

Upstairs, the property offers three bedrooms, including two spacious doubles and a well-sized single, making it perfect for families or those needing a home office. A family bathroom serves all bedrooms and is conveniently located off the landing.

The layout provides a great balance of living and bedroom space along with plenty of storage, with scope for personalisation or further enhancement if desired.

Outside there are attractive front and rear gardens as well as a garage located in a nearby block. The rear garden enjoys a private aspect and benefits from a timber storage shed and back gate.

The property also benefits from direct access to the Recreation Ground behind.

COUNCIL TAX BAND: C  
TENURE: FREEHOLD



## KEY POINTS

- TWYNHAM SCHOOL CATCHMENT
- DIRECT ACCESS TO RECREATION GROUND
- GENEROUS ACCOMODATION
- NO CHAIN
- GARAGE



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