

19 Shearsbrook Close, Brangsgore,
Christchurch, Dorset, BH23 8HF

Asking Price **£425,000**



3

Bedrooms



1

Living



1

Bathroom



2/1

Parking/Garage



EST
1992

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CENTRAL VILLAGE LOCATION

AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE OFFERING A DOWNSTAIRS UTILITY AND CLOAKROOM, OCCUPYING A GOOD SIZE PLOT WITH A LARGE DRIVEWAY AND GARAGE, SITUATED IN A CONVENIENT VILLAGE LOCATION.

This extended three bedroom semi-detached house enjoys a quiet and tucked away location within walking distance to the village centre. The property includes a large Lounge/Dining Room, a modern Kitchen, an impressive Conservatory, three Bedrooms and a modern family Bathroom, further complemented by a Driveway providing parking for two vehicles, a Garage and an attractive Rear Garden.

The property enjoys a central village location, only a stone's throw from an excellent range of amenities, to include a good selection of shops, a Doctors Surgery and a number of Public Houses, along with a most popular Primary School, which is in turn a feeder for the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is only a short drive away.

INTERNALLY:

Upon entering the property via a composite front door, an Entrance Hall opens to a spacious Lounge/Dining Room with a bay window to the front.

The UPVC Conservatory has a pitched roof and enjoys twin doors to the Rear Garden.

A fitted Kitchen offers a selection of base and wall mounted units with a contrasting work surface. Integrated appliances include a fan-assisted oven, a gas hob, a dishwasher and integrated Fridge/Freezer. Located to the side of the Kitchen is a Utility Room which houses a washing machine and tumble dryer and provides further access to a downstairs W.C

A light and airy first floor Landing has a window to the side, an airing cupboard and a hatch providing access to the loft space.

Bedrooms One and Two are both good size double rooms, whilst Bedroom Three is a single room.

The modern Family Bathroom has a matching three piece suite incorporating a panelled bath with a shower fitment over, a vanity unit and an obscured window to the rear.

EXTERNALLY:

To the rear of the property is an area of parking for two vehicles.

The Garage which is accessed via an up-and-over door to the front, is fitted with power and lighting.

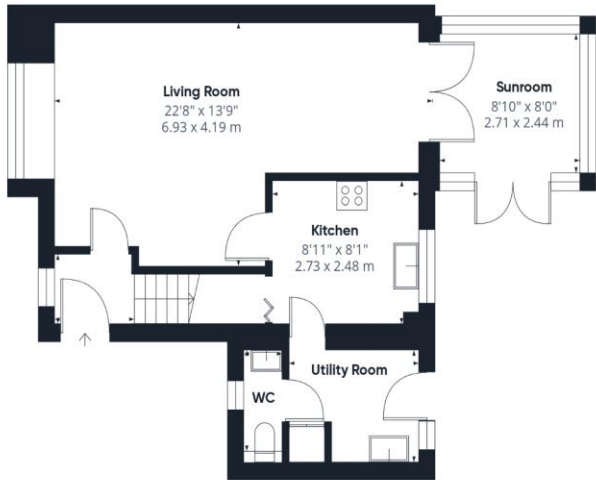
The good size Rear Garden is laid primarily to lawn with a paved Patio area. A rear gate provides access to the Driveway and Garage

COUNCIL TAX BAND: D
TENURE: FREEHOLD



KEY POINTS

- Three Bedrooms
- Large Driveway and Garage
- Downstairs W.C & Utility Room
- Excellent school catchments
- Quiet & Convenient Village Location
- Modern Bathroom



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1019 ft²
94.9 m²

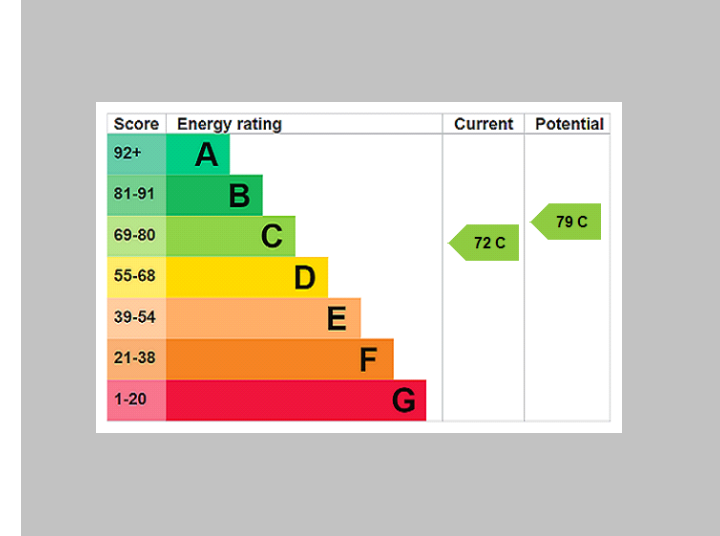
(1) Excluding balconies and terraces

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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