

30 Moorcroft Avenue, Burton, BH23 7HX

Asking Price **£395,000**



3

Bedrooms



2

Living



Bathroom + WC



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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This WELL PRESENTED & EXTENDED SEMI-DETACHED house is

30 Moorcroft Avenue is an opportunity to purchase a well presented and extended three bedroom semi detached house in the sought after village of Burton. The property is just a short walk from the Village Green, local shops, parish church, schools and benefits from Christchurch town centre approx 1.5 miles away with its historic 11th Century Priory, Town Quay and excellent range of coffee shops, bars and restaurants. The New Forest is also within easy reach. The area is also well served by transport links, making it suitable for families and commuters alike.

THIS DECEPTIVELY SPACIOUS THREE BEDROOM, TWO RECEPTION ROOM, SEMI-DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC NEAR BURTON GREEN WITH OFF ROAD PARKING AND ATTACHED GARAGE, KITCHEN BREAKFAST ROOM, GROUND FLOOR W.C. IN ADDITION TO UPSTAIRS FAMILY BATHROOM, UTILITY ROOM AND LANDSCAPED SOUTH-FACING BACK GARDEN/PORCH, GOOD-SIZED ENTRANCE HALLWAY, SITTING ROOM OPENING INTO A DINING ROOM.

In summary the accommodation includes:

ENTRANCE HALLWAY: Ceiling light, radiator with wooden casing, stairs to first floor, understairs storage cupboard, smoke alarm, glazed door to:

SITTING ROOM: Electric fire with wooden surround and mantelpiece, ceiling light, radiator, UPVC double glazed window to front aspect, sliding glazed doors to the DINING ROOM which is a bright south-facing room with double opening French doors and matching side windows overlooking rear garden, ceiling light, radiator.

KITCHEN/BREAKFAST ROOM: Kitchen area comprising range of roll edge worksurfaces with inset bowl and a third single drainer sink unit, four ring gas hob with concealed extractor with cover, built-in Bosch double oven and grill unit with plate warmer below, cupboards and drawers above and below, peninsular island, pull-out wire basket kitchen larder and - smaller storage in peninsular, blind corner pull-out kitchen storage. Space and plumbing for dishwasher, space for upright fridge freezer, range of base cupboards and drawers with wall mounted units, part-tiled walls, inset ceiling downlighters and under unit light, wall-mounted Baxi gas-fired combination boiler, combined smoke and carbon monoxide alarm. UPVC double glazed windows overlooking rear garden, breakfast area with radiator, further area of worksurface with room for microwave and space for tumble dryer, UPVC double glazed door to rear garden, further door to:

UTILITY ROOM: Space and plumbing for washing machine, with worksurface and shelving over, tiled walls, obscure UPVC double glazed window to side aspect.

GROUND FLOOR W.C.: Comprising low level dual flush W.C., wash hand basin, ladder style heated towel rail, inset ceiling downlighter, part tiled walls, tiled flooring, obscure UPVC double glazed window to side aspect.

Stairs from entrance hallway leading to:

FIRST FLOOR LANDING: Radiator, ceiling light, smoke alarm hatch to loft space, obscure double glazed window to side aspect.

BEDROOM ONE: Modern floor to ceiling white built-in wardrobes with attached corner cupboard and mirrored door and array of internal storage solutions. Ceiling light, radiator, UPVC double glazed window overlooking front aspect.

BEDROOM TWO: Ceiling light, radiator, UPVC double glazed window to rear aspect.

BEDROOM THREE: Ceiling light, radiator, UPVC double-glazed window to front aspect, built in airing cupboard.

FAMILY BATHROOM: Comprising white modern suite, panelled bath, separate shower unit over, dual flush W.C., wash hand basin, fully tiled walls, tiled flooring ladder style towel rail, ceiling light, double aspect room with obscure UPVC double glazed windows to rear and side aspect.

OUTSIDE: The property is approached by a block paving driveway, providing off road parking and the remainder of the front garden is laid to gravel with shrub, flower and rock borders. Sensor light by garage door and light outside porch.

ATTACHED GARAGE: With up and over door, power and lighting, freestanding shelving unit and shelves, UPVC double glazed door to side.

SIDE ACCESS: side gate to paved side path, with sensor lighting by side garage door. Outside tap and water butt.

REAR GARDEN: South facing, large paved patio immediately abutting the rear. Well enclosed by fencing. Raised beds with a variety of shrubs, perennials, bulbs and climbing plants, including a dwarf wisteria and espalier plum and pear along the fence. Area of lawn and enclosed fruit and vegetable cage, with rhubarb behind.

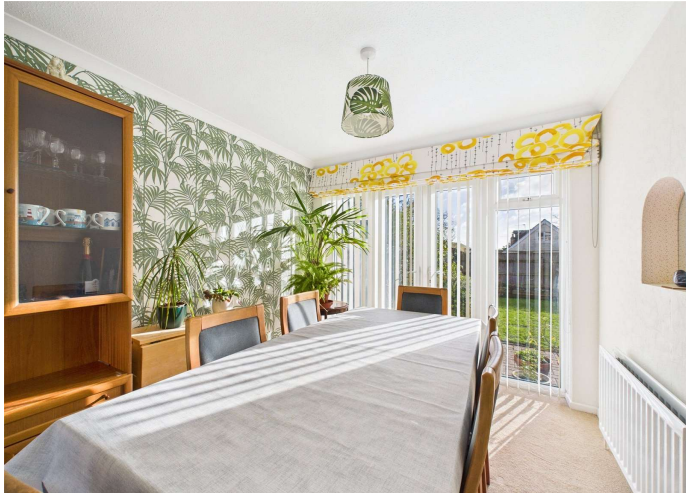
TENURE: FREEHOLD

COUNCIL TAX BAND: C



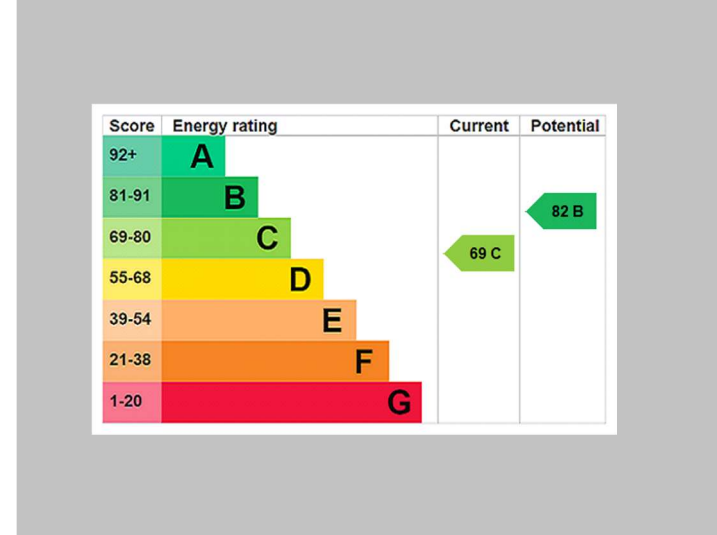
KEY POINTS

- POPULAR LOCATION
- EXTENDED SEMI-DETACHED HOUSE
- WELL PRESENTED
- GENEROUS GARDEN
- CLOSE TO AMENITIES & TRANSPORT
- GARAGE & PARKING



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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