

15 Troak Close, Christchurch, Dorset, BH23 3SR

Guide Price **£400,000**



4

Bedrooms



1

Living



2

Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
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RECENTLY REFURBISHED & EXTENDED FOUR-BEDROOM HOME

THIS RECENTLY REFURBISHED & EXTENDED FOUR-BEDROOM HOME IS SITUATED IN THE HIGHLY SOUGHT-AFTER PUREWELL MEADOWS, JUST MOMENTS FROM BEAUTIFUL RIVERSIDE WALKS AND WITHIN EASY REACH OF CHRISTCHURCH TOWN CENTRE, LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS.

Situated in a quiet cul-de-sac in the highly sought-after area of Christchurch, this deceptively spacious four-bedroom house offers versatile accommodation extending to approximately 962 sq ft (89.5 sq m), making it an excellent choice for families, upsizers, or buyers seeking flexible living space.

The property is well arranged over two floors and offers bright, practical accommodation throughout.

Upon entering the home, you are welcomed into an entrance hall which in turn leads to the living room, which is bright and inviting, offering a comfortable setting for relaxing or entertaining guests, with excellent natural light enhancing the sense of space.

To the rear of the property there is a superb open-plan kitchen/dining room space extending over 25ft in length, creating an excellent social and family hub. The generous proportions provide ample room for cooking, dining, and entertaining, with plenty of worktop and storage space.

Also on the ground floor is a highly versatile additional reception room/bedroom, ideal as a guest bedroom, home office, playroom, or second lounge, together with a conveniently located shower room. A side door would provide separate external access for potential annex use if desired.

Upstairs, the first floor provides three further bedrooms, including a spacious principal bedroom. The remaining bedrooms are ideal for children, guests, or working from home. A second bathroom on this floor adds further practicality for modern family life.

Outside there is off road parking and an attractive garden to the front of the property. The rear garden is particularly spacious for the area and benefit from an area of patio to the immediate rear of the home, ideal for dining or entertaining. The rest of the garden is largely laid to lawn with attractive borders. A summer house provides additional storage or entertaining/working space to suit.

Troak Close is tucked away within a popular residential part of Christchurch. Families are well served by nearby schooling Local shops, supermarkets, and everyday amenities are close by, while Christchurch town centre offers a wider range of independent boutiques, cafés, restaurants, and leisure facilities.

For commuters, Christchurch railway station provides direct services to Bournemouth, Southampton, and London Waterloo, while the nearby A35 offers excellent road links across Dorset and Hampshire. One of the area's biggest attractions is its exceptional coastal lifestyle. The beautiful beaches of Mudeford and Avon Beach, along with Christchurch Harbour, are just a short drive away.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

- EXTENDED AND REFURBISHED
- POTENTIAL ANNEX/HOME OFFICE/STUDIO
- FOUR BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- GENEROUS GARDEN



Approximate total area⁽¹⁾
 962 ft²
 89.5 m²

Reduced headroom
 7 ft²
 0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

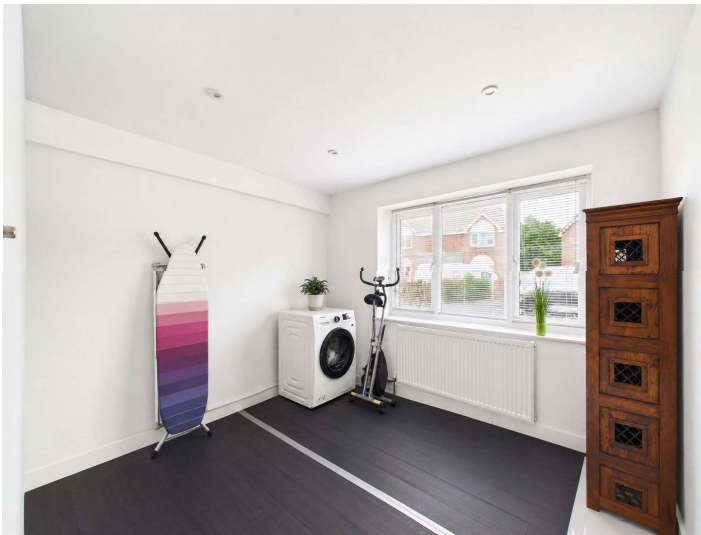
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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