

7 Park Close, Burton, Christchurch, Dorset,  
BH23 7JX

Asking Price **£350,000**



Bedrooms



Living



Bathroom + WC



Parking & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# This IMMACULATELY PRESENTED 3-bedroom SEMI-DETACHED

THIS IMMACULATELY PRESENTED 3-BEDROOM SEMI-DETACHED HOUSE IS SITUATED IN THE POPULAR VILLAGE OF BURTON. THE PROPERTY BENEFITS FROM A DOUBLE GARAGE AND A LARGER THAN AVERAGE PLOT.

Situated within a quiet residential setting, Park Close is a popular cul-de-sac known for its friendly community atmosphere and convenient access to local amenities. Burton itself is a sought-after village offering a blend of countryside charm and excellent connectivity. The nearby historic town of Christchurch provides an extensive range of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with a picturesque quay and weekly market.

The ground floor comprises a welcoming entrance hall leading to a bright and generously sized living room, featuring a large window for natural light and a fireplace. To the rear of the property is a separate kitchen alongside an adjoining kitchen/dining room, providing excellent day-to-day family living space as well as an ideal setting for entertaining guests or enjoying family meals.

On the first floor, the property benefits from three well-proportioned bedrooms, including two comfortable double bedrooms and a further good-sized single room which could also serve perfectly as a nursery, dressing room or home office. A family bathroom and separate WC complete the first-floor accommodation.

Outside the property offers a particularly generous plot. To the front of the property there is off road parking and a double garage (measuring 14'3 x 22'6) providing plenty of storage or workshop potential.

The rear garden is beautifully laid out with a number of raised beds and a greenhouse along with a couple of patio areas. There is also an abundance of further storage with a timber shed along with a useful outbuilding with two storerooms and a WC.

The property is ideally located for outdoor enthusiasts, with easy access to the stunning New Forest National Park, the beautiful Dorset coastline, Stanpit Marsh Nature Reserve and the popular beaches at Mudeford and Friars Cliff. A variety of scenic walking routes, cycle paths and open green spaces are all within close reach, making the area particularly appealing for families and dog walkers alike.

Excellent transport links are nearby, including Christchurch railway station with direct services to Bournemouth, Southampton and London Waterloo, while the A35 provides convenient road access across the South Coast. The property also falls within the catchment area for a number of well-regarded schools, including Burton Church of England Primary School, Twynham School and Highcliffe School, further enhancing its appeal for families.

TENURE: FREEHOLD  
COUNCIL TAX BAND: C



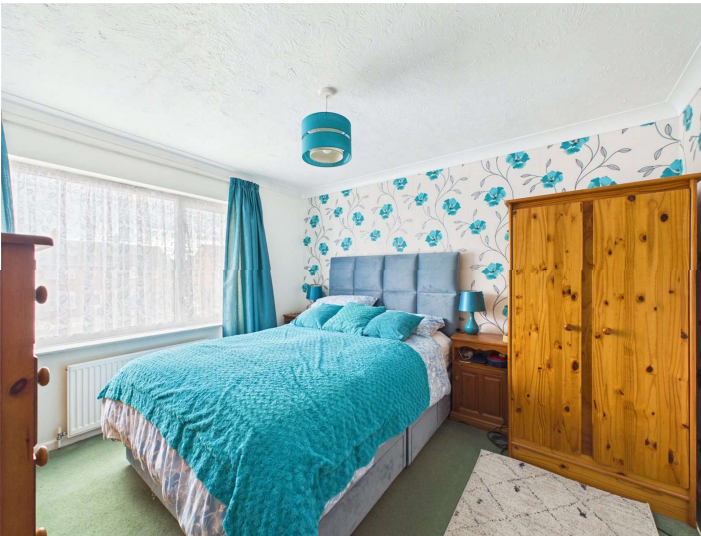
## KEY POINTS

- GENEROUS PLOT
- DOUBLE GARAGE
- IMMACULATELY PRESENTED
- POPULAR LOCATION
- USEFUL OUTBUILDING
- THREE BEDROOMS



**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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