

7 Alder Close, Burton, Christchurch, Dorset, BH23 7PF

Asking Price **£500,000**



Bedrooms



Living



Bathroom + WC



Parking & Garage



EST
1992

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A WELL-PRESENTED DETACHED HOUSE WITH NO CHAIN

NO CHAIN! THIS WELL-PRESENTED THREE-BEDROOM DETACHED HOUSE BENEFITS FROM A GARAGE, PRIVATE REAR GARDEN AND GENEROUS LIVING ACCOMMODATION, IDEALLY SITUATED WITHIN THIS POPULAR RESIDENTIAL CLOSE IN BURTON.

Burton is a popular village location on the outskirts of Christchurch, offering an appealing balance of village life, countryside and convenient access to the coast. The village retains a strong community feel and provides a useful range of local amenities, including convenience stores, a primary school, pubs and green open spaces.

The ground floor opens into a welcoming entrance hall with access to the principal reception rooms. The spacious lounge/diner is a particularly appealing room, enjoying plenty of natural light and providing ample space for both comfortable seating and a formal dining area with glazed doors to provide access to the rear garden.

The fitted kitchen is positioned to the rear of the property and features an excellent range of fitted wall and base units, contrasting work surfaces, integrated appliances and a large window overlooking the garden. A separate utility room & WC provides additional practical space and direct access to outside, making this an ideal arrangement for family living.

Upstairs are three bedrooms, including two well-proportioned double bedrooms and a further bedroom which would make an ideal guest bedroom or home office. The principal bedroom benefits from an extensive range of fitted wardrobes, while the family bathroom is fitted with a modern white suite with a separate shower.

Outside, the property benefits from a generous and established rear garden, which is a real feature of the home. A paved terrace immediately adjoining the house provides an excellent space for outdoor dining and entertaining, while the remainder of the garden is predominantly laid to lawn and surrounded by mature shrubs, hedging and established planting, creating a pleasant degree of privacy. There are also useful timber shed and summerhouse.

To the front, a driveway provides off-road parking and access to the integral garage, with attractive established planting and neatly maintained borders.

The surrounding area is particularly attractive for those who enjoy the outdoors, with the Avon Valley and surrounding countryside providing excellent opportunities for walking and cycling, while Christchurch town centre is close by for a wider range of shops, restaurants, cafés and everyday amenities. The area also benefits from excellent access towards Hengistbury Head, Christchurch Harbour and the New Forest National Park, making it an ideal base for enjoying both the Dorset countryside and nearby coastline.

For commuters and families, Christchurch provides further amenities and transport connections, while Burton itself offers a quieter residential environment away from the busier coastal centres. Overall, it is a location that combines the convenience of being close to Christchurch with the space, greenery and village atmosphere that makes Burton particularly desirable.

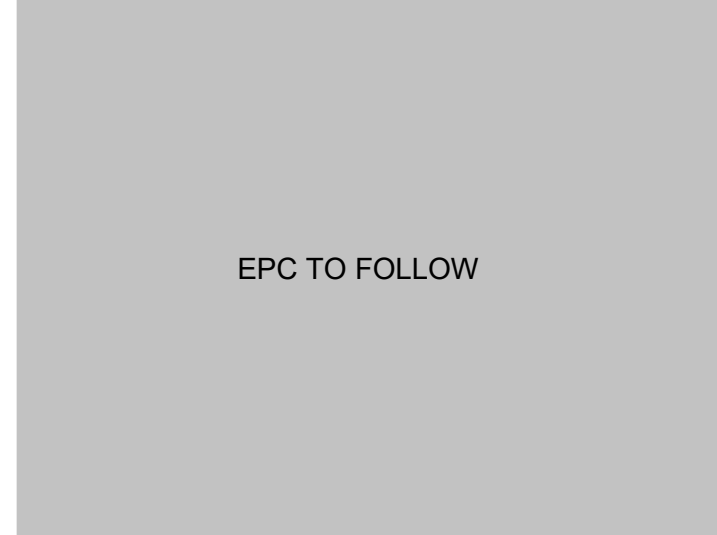
TENURE: FREEHOLD
COUNCIL TAX BAND D



KEY POINTS

- NO CHAIN
- DETACHED HOUSE
- POPULAR LOCATION
- GENEROUS GARDEN
- DRIVEWAY & GARAGE
- WELL PRESENTED

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