

6 Pippin Close, Christchurch, Dorset, BH23 2DU

Asking Price **£550,000**



Bedrooms



Living



Bathroom



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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NO CHAIN...DESIRABLE LOCATION... BEAUTIFULLY PRESENTED

NO CHAIN! SITUATED WITHIN THE HIGHLY DESIRABLE PIPPIN CLOSE, THIS BEAUTIFULLY MAINTAINED DETACHED BUNGALOW OCCUPIES A PEACEFUL CUL-DE-SAC POSITION CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS.

A welcoming entrance hall leads through to an impressive dual aspect sitting room, centred around an attractive feature fireplace and providing ample space for both relaxing and entertaining. This leads into a dining area, which in turn enjoys direct access to the conservatory overlooking the private rear garden, creating a wonderful flow between the principal reception areas.

The modern fitted kitchen is well-appointed with an extensive range of contemporary units, integrated appliances and generous worktop space, complemented by a separate breakfast room. A useful utility room provides additional storage and independent access to the garden.

The principal bedroom is a particularly generous double, benefitting from fitted wardrobes, a walk-in wardrobe and an en-suite shower room. Two further bedrooms are served by a contemporary family bathroom, with the third bedroom offering flexibility as a guest room, home office or hobby room.

Outside, the property continues to impress with a beautifully landscaped rear garden designed for ease of maintenance, featuring extensive patio seating areas, attractive planted borders, mature trees and a high degree of privacy. The conservatory enjoys a delightful outlook across the garden and provides an ideal space to enjoy throughout the seasons.

To the front, a substantial block-paved driveway provides off-road parking for multiple vehicles and leads to a generous double garage with electric door.

Pippin Close is a quiet residential cul-de-sac conveniently offering easy access to everyday amenities whilst remaining within easy reach of the town's historic centre.

Nearby Fairmile Road provides a range of local shops, cafés, supermarkets and healthcare facilities, whilst Christchurch town centre offers an excellent selection of independent boutiques, restaurants, cafés and riverside pubs. The town is renowned for its historic Priors, picturesque Quay and beautiful riverside walks leading towards Mudeford Quay and Hengistbury Head.

For commuters, Christchurch railway station is approximately one mile away, providing direct services to Bournemouth, Southampton and London Waterloo, while the A35 offers convenient road links across the region. Regular local bus services are also available nearby.

The property is well placed for a number of highly regarded schools, including Twynham Primary School, Twynham School, Christchurch Infant and Junior Schools, making it an attractive option for a wide range of buyers.

TENURE: FREEHOLD
COUNCIL TAX BAND: F



KEY POINTS

- NO CHAIN
- DOUBLE GARAGE
- BEAUTIFULLY PRESENTED
- LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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