

22 Elmers Way, Bransgore, Christchurch,
Dorset, BH23 8HB

Asking Price **£420,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST
1992

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AN EXCELLENT FAMILY HOME

OFFERING AN EXCEPTIONALLY LONG SOUTHERLY ASPECT GARDEN, IS THIS ATTRACTIVELY PRESENTED AND SPACIOUS, THREE BEDROOM HOME WITH A CONSERVATORY AND A GARAGE IN A NEARBY BLOCK, SITUATED IN A QUIET VILLAGE LOCATION WITHIN EXCELLENT SCHOOL CATCHMENTS.

This attractive and well proportioned home provides immaculately presented accommodation to include a Spacious Lounge/Dining Room, a Conservatory, a Kitchen/Breakfast Room, three good size Bedrooms and an impressive modern Bathroom along with a convenient ground floor Cloakroom. Further benefits include a Driveway, a large Southerly aspect rear Garden and a Garage in a block.

The property is situated in a quiet location, within a short stroll of the village centre, which offers a good range of day to day shopping facilities, a Medical Centres and a Veterinary Surgery, along with a most popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

INTERNALLY:

Accessed via a hard wood effect front door, a spacious Entrance Hall offers ample coat and shoe storage space and a turning staircase to the first floor with a useful storage cupboard under.

Situated to the rear of the property, is a spacious Lounge/Dining Room with a feature fireplace, twin doors open to a sizable UPVC double glazed Conservatory which enjoys a pleasant outlook and access to the rear Garden.

The extended Kitchen/Breakfast Room offers a comprehensive range of cupboard and drawer units with a contrasting work surface extending to a breakfast bar, along with a 'Range' style oven and space for a selection of appliances.

Furthermore, the ground floor offers a convenient Cloakroom.

A galleried first floor Landing offers an airing/linen cupboard and a hatch to the partly boarded loft space.

The good size Master Bedroom enjoys a pleasant outlook to the front and built-in wardrobes, whilst Bedrooms Two and Three are good size rooms enjoying a pleasant outlook over the Rear Garden.

An impressive Family Bathroom offers a modern high quality matching white 3-piece suite and is further complemented by an obscured window to the front, part tiled walls and laminate flooring.

EXTERNALLY:

The property offers a Driveway to the front and a Garage in a nearby block.

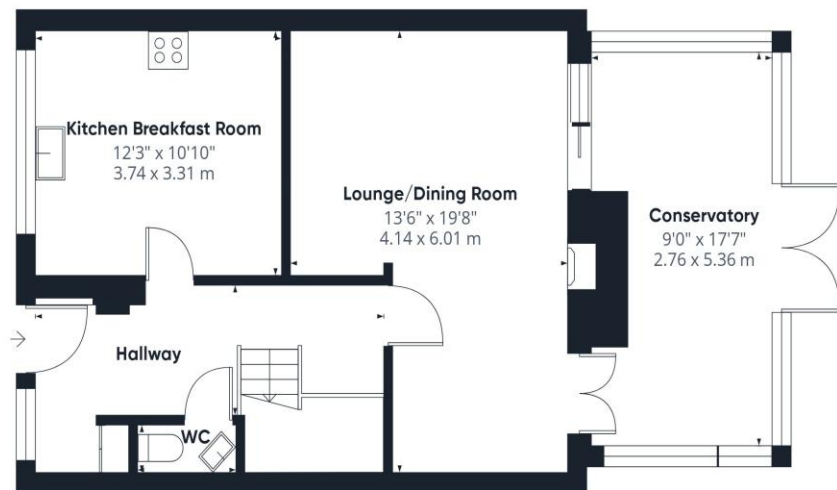
The good size rear Garden which enjoys a Southerly aspect offers a patio and an area of lawn with shrub borders. In addition there is a wooded area to the far end housing a modern Garden Shed.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- Surprisingly spacious
- Kitchen/Breakfast Room
- Impressive modern Bathroom
- Conservatory
- South facing Garden
- Garage in block



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1035 ft²

96.2 m²

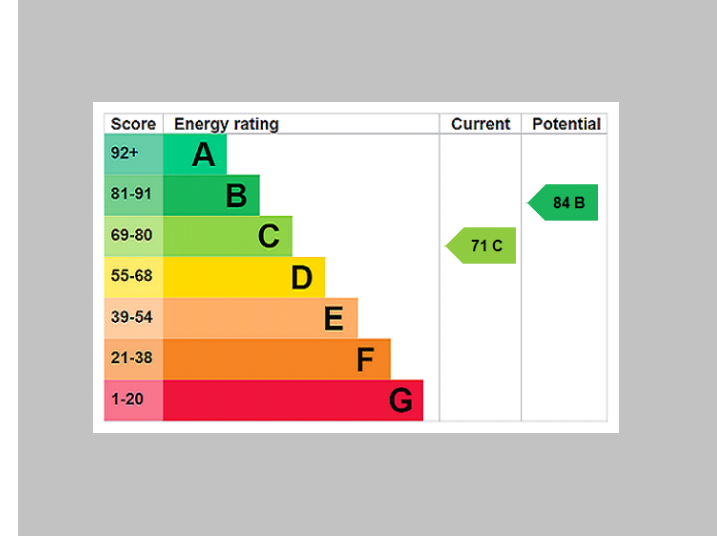
(1) Excluding balconies and terraces

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

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