

£370,000

Horseshoe Lodge, Upwell Road, Christchurch, PE14 9LF



To arrange a viewing call us now on 01354 701000

This spacious three bedroom detached bungalow is set on a FABULOUS PLOT OF APPROX HALF AN ACRE and located in a semi rural village. There is ample parking with a CARRIAGE DRIVEWAY, together with a garage/workshop whilst inside there is a GOOD SIZE KITCHEN/BREAKFAST ROOM, ample lounge/diner PLUS GARDEN ROOM . EPC D

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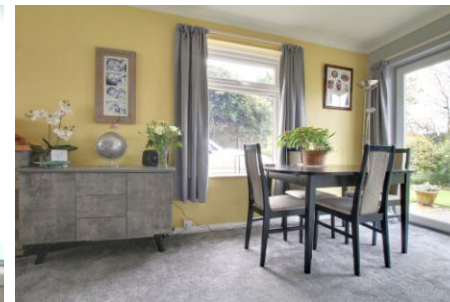
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Hall
Airing cupboard, access into left space.

Living Room
4.55m (14'11") x 3.59m (11'9")
Window to front, working open fireplace with potential for wood burner, open plan to dining area.

Dining Area
3.75m (12'4") x 2.10m (6'11")
Window to side, patio doors out to rear garden.

Kitchen/Breakfast Room
3.62m (11'11") x 3.62m (11'11")
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring NEFF induction hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, 1 1/2 sink and drainer, breakfast bar, window to rear.

Bedroom 1
4.26m (14') x 3.31m (10'10")
Window to front, fitted wardrobes.

Bedroom 2
3.56m (11'8") x 3.01m (9'11")
Window to side, fitted wardrobes.

Bedroom 3
3.63m (11'11") x 2.71m (8'11")
Window to rear.

Shower Room
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to rear.

Garden Room
Brick and upvc windows with door out to garden.

WC
Fitted with a low level wc and hand wash basin. Window to side.

Garage 5.67m (18'7") x 3.34m (10'11")
Standard up and over door, power and light. Separate courtesy door into garden room.

Outside
The front garden is open plan with fabulous driveway to each side with crescent for turning. The driveway provides fabulous parking with enough space for a caravan or motorhome. The balance of the front garden is laid to lawn with deep and established flower/shrub beds.
To the rear, the mature garden has a shaped lawn, feature trees and shrubs, established flower beds and a side allotment space. There is potential for a building plot at the rear, subject to the necessary planning consents. The full plot measures approx. 0.5 acre STS.

Services
Mains electricity, water and drainage. The property has oil fired central heating

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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