

£475,000

52 Church Road, Christchurch, PE14 9PQ



To arrange a viewing call us now on 01354 701000

This BEAUTIFULLY EXTENDED HOME offers a unique opportunity as its sits on a generous plot with PLANNING PERMISSION FOR THREE DETACHED HOMES if desired. The house itself has been extended and renovated sympathetically and now boasts an OPEN PLAN LIVING SPACE AND KITCHEN, utility room & WC plus lovely snug! Upstairs there are FOUR DOUBLE BEDROOMS with ENSUITE TO MASTER plus a family bathroom. Viewing is a must on this fabulous home! Planning reference F/YR23/0572/O. EPC G

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**Ground Floor**

**Hall**

Stairs to first floor and landing.

**Lounge/Dining Room**

9.16m (30'1") x 3.96m (13')  
Window to front and side, ornamental fireplace, radiator, double doors opening to rear garden, storage cupboard.

**Snug**

3.72m (12'2") x 3.32m (10'11")  
Window to front, open fireplace with double storage cupboard and shelving to both sides, radiator.

**Kitchen**

3.15m (10'4") x 2.73m (8'11")  
Fitted with wall and base units with integral oven, hob, hood, dishwasher and fridge, window to side, sink unit with mixer tap.

**Utility Room**

Fitted with wall and base units, one and half bowl sink unit, plumbing for washing machine, integral freezer, gas fired boiler, window to side, heated towel rail.

**Lobby**

Door to garden.

**WC**

Fitted with a two piece suit comprising WC and wash hand basin, window to rear, radiator.

**First Floor & Landing.**

**Radiator.**

**Bedroom 1**

4.20m (13'9") max x 3.66m (12')  
Storage cupboard, window to rear, radiator, door to:

**En-suite Shower Room**

Fitted with a three piece suite comprising oversized shower, vanity wash hand basin and WC, radiator.

**Bedroom 2**

3.81m (12'6") x 3.76m (12'4")  
Storage cupboard, cast ornamental fireplace, window to front, radiator.

**Bedroom 3**

3.72m (12'2") x 3.34m (10'11")  
Window to front, cast ornamental fireplace, radiator, storage cupboard.

**Bedroom 4**

3.64m (11'11") x 2.61m (8'7")  
Window to rear, radiator.

**Family Bathroom**

Fitted with a three piece suite comprising bath with telephone style mixer tap, wash hand basin and WC, window to side, heated towel rail.

**Outside**

The property sits on a generous plot with outline planning permission for 3 detached homes, one to the side and two further at the rear. The generous rear garden that then remains with the house is laid to patio and lawn with trees and shrubs, brick built outbuilding, outside water supply and electric.

**Freehold**

**Council tax band B**

The property has LPG heating with a tank in the garden.

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.

**Ground Floor**



**First Floor**

