



17 Marabout Close

DenisonS

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CHRISTCHURCH, BH23 3DS

£409,950

This CHARMING THREE-BEDROOM DETACHED HOUSE is nestled in a PEACEFUL CUL-DE-SAC in the highly sought-after Purewell area. Perfectly positioned for convenience, it provides easy access to a range of local amenities and reputable schools. The property boasts a variety of desirable features, including an INTEGRATED GARAGE and AMPLE OFF-ROAD PARKING, ensuring plenty of space for vehicles. Inside, you'll find TWO GENEROUSLY SIZED DOUBLE BEDROOMS and a single bedroom, ideal for family living or accommodating guests. The MODERN KITCHEN is well-equipped and designed for both functionality and style, while the SPACIOUS LIVING and dining area creates a welcoming space for relaxing and entertaining. The home also includes a well-appointed family bathroom. Outside, the PRIVATE REAR GARDEN offers a TRANQUIL RETREAT for outdoor enjoyment and gardening. This appealing property is presented to the market with NO ONWARD CHAIN, providing a smooth and straightforward purchasing process.



Entrance Porch

Entrance Hall

Lounge/Diner 23' 6" x 15' 9" (7.16m x 4.80m)

Cloakroom

Kitchen/Breakfast Room 17' 0" x 8' 9" (5.18m x 2.66m)

Bedroom 1 13' 7" x 8' 11" (4.14m x 2.72m)

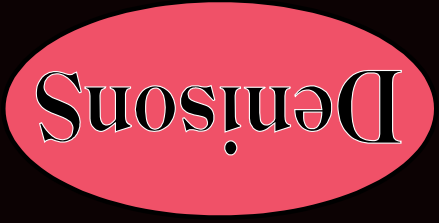
Bedroom 2 9' 9" x 9' 0" (2.97m x 2.74m)

Bedroom 3 9' 9" x 6' 6" (2.97m x 1.98m)

Family Bathroom

Garage





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

