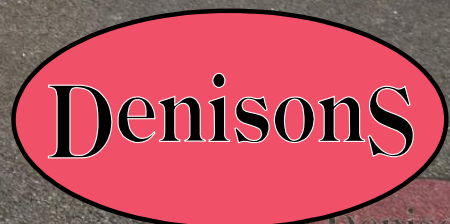




2 Normanton Close



2 Normanton Close

Christchurch, BH23 2JD

£565,000

This remarkable FIVE BEDROOM DETACHED PROPERTY, featuring DUAL OCCUPATION FUNCTIONALITY, separate access, spacious gardens and boasts abundant off road parking. Nestled in a tranquil cul-de-sac in West Christchurch, it offers convenient access to the town centre, local amenities, train station and Bournemouth airport. Moreover, the property falls within the sought-after Twynham School catchment area. Renovated by the current proprietors, it offers expansive living areas, generously sized rooms, extensive outdoor space and complete privacy. It is imperative to schedule a viewing to fully comprehend the exceptional offerings of this property SOLD WITH NO ONWARD CHAIN.



Ground Floor Annex

Kitchen 9' 8" x 8' 8" (2.94m x 2.64m)

Lounge/Dining Area 18' 10" x 10' 10" (5.74m x 3.30m)

Bedroom 10' 11" x 9' 0" (3.32m x 2.74m)

Bedroom/Study 10' 0" x 8' 1" (3.05m x 2.46m)

Shower Room 5' 11" x 5' 7" (1.80m x 1.70m)

Storage Room 13' 8" x 11' 4" (4.16m x 3.45m)

First Floor

Kitchen/Diner 21' 2" x 8' 2" (6.45m x 2.49m)

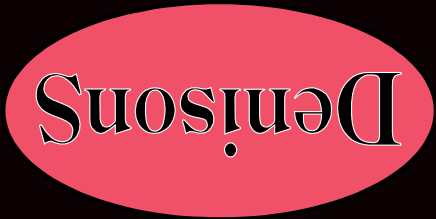
Lounge 14' 4" x 11' 5" (4.37m x 3.48m)

Bedroom One 11' 11" x 10' 11" (3.63m x 3.32m)

Bedroom Two 10' 11" x 9' 1" (3.32m x 2.77m)

Bedroom Three/Study 7' 1" x 11' 0" (2.16m x





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

