



HURN WAY, CHRISTCHURCH, BH23 2NX

Price Guide £750,000 - £770,000



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Presenting a contemporary Cheshire Robbins Architect designed bungalow which has been extended to provide optimal living space. Located in the much sort after residential area of West Christchurch close to river walks, local shops and also falls within the Twynham school catchment.

This four bedroom property features a spacious lounge/dining room enhanced by a roof lantern providing additional light and featuring a cosy wood burner. The contemporary kitchen/breakfast room boasts granite worktops and integrated appliances, combining style and practicality. Double doors provide seamless access to the garden, enhancing the indoor-outdoor living experience.

The property features three spacious double bedrooms, each equipped with fitted wardrobes, alongside a single bedroom, also with fitted wardrobes, currently utilised as a home study. The master bedroom includes an en suite, while a family bathroom offers both bath and shower facilities.

Outside, the low-maintenance garden features a patio and artificial grass areas, with a charming summer house providing additional space for relaxation and entertainment. To the front there is ample parking on the brick block driveway with a garage and storage/utility space.

Council Tax Band E - EPC Band C



- Extended Detached Bungalow
- 4 Bedrooms
- Kitchen/Diner
- Lounge/Diner
- En-Suite to Master Bedroom
- Family Bathroom with Separate Bath & Shower
- Storage Garage
- Off Road Parking
- Vendors Suited
- TWYNHAM SCHOOL CATCHMENT

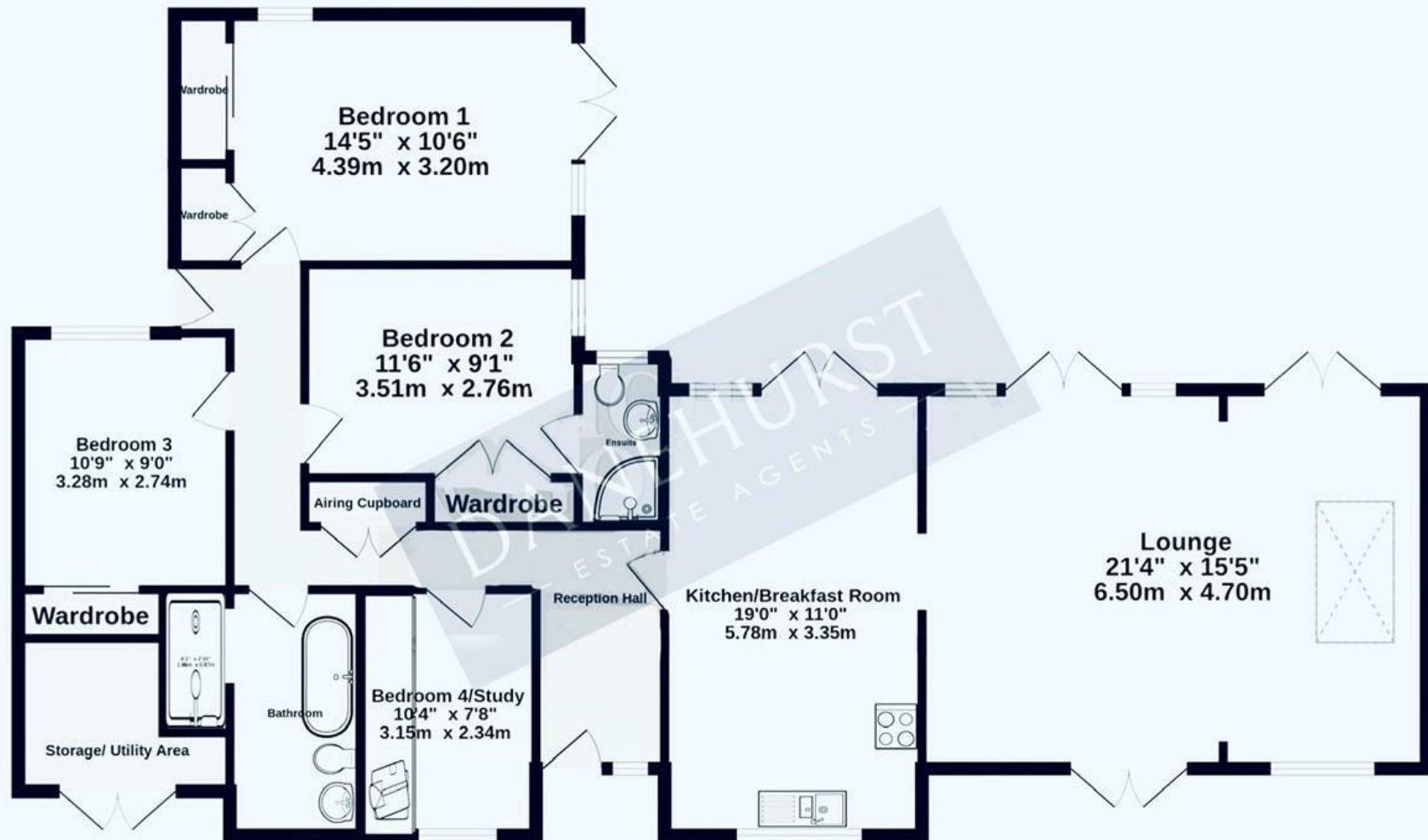




Location

This residence enjoys an exceptional position, nestled in a prime location on one of West Christchurch's highly coveted roads. Its proximity to Christchurch town centre and the mainline railway station enhances its appeal. St Catherine's Hill within convenient walking distance, offering both a site of special scientific interest and a renowned area for leisurely walks. Nearby amenities include local shops, including a cafe and bar. Bournemouth town centre, boasting seven miles of Blue Flag award-winning beaches, lies approximately 3 miles away. Moreover, the cathedral cities of Salisbury and Winchester are easily accessible via the nearby A338.









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