



Connells

Gordon Way
Burton Christchurch



Property Description

Connells are delighted to offer for sale this detached bungalow in the village of Burton. The property briefly comprises three bedrooms, open plan kitchen/sitting/dining area and a modern four piece bathroom. South Westerly rear garden with detached garage and off road parking for multiple cars.

Burton is a small village 1.5 miles from Christchurch. It has a strong community feel with a village green as its heart. The Green has a local shop, doctors surgery and 2 churches. There is a flat walk into Christchurch town centre from the village along the causeway and next to the water meadows. Alternatively, you can catch a bus into Christchurch, with further connections to Bournemouth.

Approach

This detached bungalow is set within a cul-de-sac and the driveway provides off road parking for multiple cars. The path leads to the double glazed entrance door opening to the;

Entrance Hall

Oak flooring throughout. Cupboard housing gas central heating boiler. Loft access via loft hatch with pull down ladder. Radiator. Doors to all rooms.

Cloakroom

Obscure glazed window to the rear aspect. Fully tiled. Wall hung wash hand basin. Low level WC. Radiator.

Sitting Room

11' 9" x 17' 8" (3.58m x 5.38m)

Double glazed window to front and side aspects fitted with wooden shutters. Continuation of oak flooring. TV & Telephone Points. Radiator.

Kitchen

24' 1" x 17' 9" (7.34m x 5.41m)

Double glazed window to rear and sides fitted with wooden shutters. Bi-fold doors to the rear garden. Modern kitchen fitted with a range of matching wall and base units with laminate worktops over. 1½ bowl stainless steel sink unit. Integrated fridge / freezer. Integrated dishwasher. Integrated washing machine. Inset four ring gas burner with electric oven underneath, glass splashback and stainless steel cooker hood over. Large breakfast bar with further storage. Underfloor heating. TV point. Radiator.

Bedroom 1

10' 8" x 13' 9" (3.25m x 4.19m)

Double glazed window to front and side aspect. Fitted wardrobes. TV point. Telephone point. Radiator.

Bedroom 2

8' 9" x 11' 10" (2.67m x 3.61m)

Double glazed window to front aspect. Radiator.

Bedroom 3

8' 9" x 9' 6" (2.67m x 2.90m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure glazed window to rear aspect. Modern four piece matching suite fitted with a corner shower with glass sliding doors. Panel enclosed bath with chrome taps. Wash hand basin with vanity unit. Low level WC. Extractor fan. Chrome heated towel radiator. Fully tiled.

Outside

The rear garden enjoys a South Westerly aspect and is mainly laid to patio, for seating. There is a section of lawn which wrap around and is enclosed by timber fencing. Cabin with electric. Side access. Door to garage.

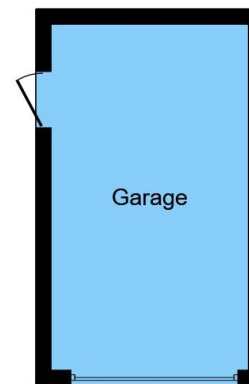
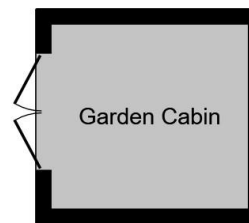
Garage

Manual up and over door. Power and light.





Floor Plan



Outbuilding



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SBN305443

Tenure: Freehold



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Property Ref: SBN305443 - 0005