



Connells

Fairmile Road
Christchurch



Property Description

Connells are delighted to present this surprisingly spacious, character detached residence situated on a corner plot in the sought-after, West Christchurch area. Within a few yards of local shops, amenities and Dudmoor Farm Golf Club and located in the Twynham Schools Catchment.

The property briefly comprises; three double bedrooms, sitting room & dining room. kitchen / breakfast room, en-suite & family bathroom and offers a detached annex offering income potential, or for a dependant relative.

Christchurch is renowned for its fascinating heritage, history and in particular the 11th century Priory Church. It offers a range of independent shops, high street stores and regular markets. And together with a packed events calendar, there is always something to see and do. The main line railway station can be reached within 1 mile and the property is situated within Twynham schools catchment and the town's other sought-after schools.

Approach

A shingle driveway provides off road parking for at least two vehicles and leads to the front door, which opens into the;

Entrance Porch

Storage space for shoes and coats. Glass pane internal door opens into the;

Entrance Hall

Double glazed window to side aspect. Laminate flooring throughout. Radiator. Understairs storage. Stairs leading to the first floor. Doors to ground floor rooms.

Sitting Room

20' 5" x 11' 9" Plus side bay (6.22m x 3.58m Plus side bay)

Double aspect room to rear and side. TV point. Gas log burner. Radiators. Patio doors opening onto the rear garden. Door to;

Kitchen

21' 2" x 9' 7" (6.45m x 2.92m)

Modern kitchen fitted with a range of matching wall and base units with composite worktops over. Space for a range cooker with stainless steel cooker hood over. Built in eye level microwave. Space for American fridge freezer. Ceramic sink and drainer with contrasting tiled splashbacks. Vertical radiator. Continuation of laminate flooring. Double patio doors opening onto the rear garden.

Family Room

14' 1" x 10' 8" into Bay (4.29m x 3.25m into Bay)

Double glazed bay window to front and side aspect. Fire place with flagstone hearth and wood surround. Radiator. This room could also be the fourth bedroom.

First Floor Landing

Double glazed window to side aspect. Loft hatch with pull down ladder.

Bedroom 1

14' x 10' 7" into bay (4.27m x 3.23m into bay)

Window to side aspect. Walk in wardrobe area fitted with storage units. Laminate flooring throughout. Door to;

En-Suite

Double glazed window to rear aspect. Jacuzzi bath with rainfall shower over. Vanity wash hand basin. Low level WC. Chrome radiator. Tiled in principle areas with wood effect laminate flooring.

Bedroom 2

11' 9" x 10' 7" Plus bay (3.58m x 3.23m Plus bay)

Double glazed window to front aspect. Built-in mirrored wardrobes. Original stripped and varnished floor. Radiator.

Bedroom 3

10' 8" x 9' 5" (3.25m x 2.87m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bathroom

Obscure glazed window to side aspect. Three piece suite comprising a P-Shaped bath with rainfall shower over. Vanity wash hand basin. Chrome towel rail. Extractor. Fully tiled walls and wood effect laminate flooring.

Separate W.C

Double glazed window to side aspect. Wall hung basin. Chrome towel rail. Tiled splashbacks.

Rear Garden

South facing garden enclosed by timber fencing. Mainly laid to lawn with a section of patio. Timber shed. Double ended timber shed ideal for storing bikes. Workshop with power and light. Two hot and cold outdoor taps. Outside power and light. Side access.

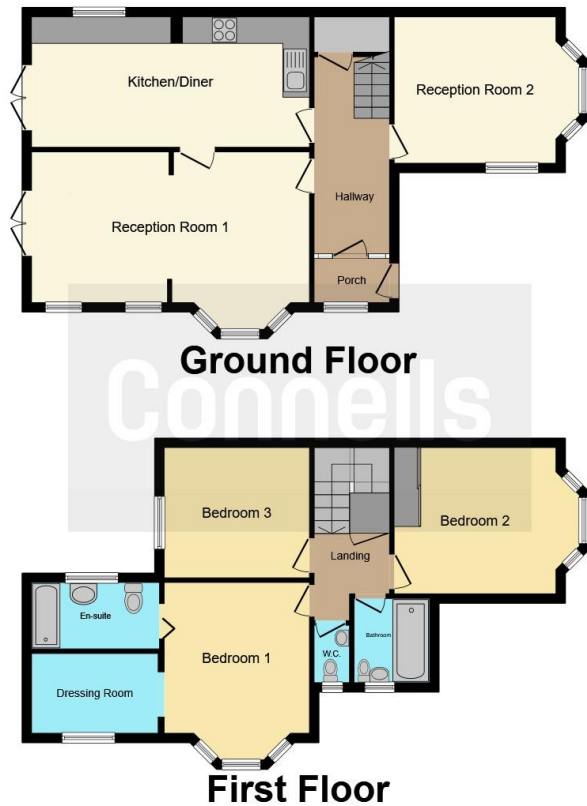
The Annex

21' x 12' 3" (6.40m x 3.73m)

There is a detached Annex which benefits from its own private access and could be used to house a dependant relative or by providing income potential.

It offers an open plan kitchen/sitting room with a bedroom on a mezzanine level. There is direct access to its own garden area from the conservatory.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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