



**Connells**  
connells.co.uk 01202 423 281  
**FOR SALE**

**Connells**

Driftwood Park  
Christchurch





## Property Description

Connells of Southbourne are pleased to present this three/four bedroom detached home, offered in excellent condition and located within a quiet cul-de-sac in a very desirable residential area of West Christchurch. The property was constructed to a very high standard by the renowned builders Antler Homes and it offers light and spacious accommodation with modern family living in mind. A large kitchen/breakfast room is at the heart of this superb home that allows access to the rear enclosed private garden. The property offers three double bedrooms upstairs with the principle bedroom benefiting from a nicely appointed en-suite and a large walk-in dressing room. Additional benefits include a double garage and a large driveway which provides off road parking for numerous vehicles. Viewing is highly recommended to fully appreciate this stylish property.

Perfectly located close to the centre of Christchurch, this family home is within walking distance of all amenities and is ideally situated for the Twynham catchment and the town's other sought-after schools. The historic 11th century Priory Church and Castle ruins help give an old world charm to the attractive, bustling town centre with its range of independent shops, high street stores and regular markets. The main line railway station can be reached within 1.5 miles and Christchurch High Street within 1.7 miles.

## Approach

A block paved driveway provides off road parking for multiple cars. Side gate giving access to the rear garden. Front door opens into the;

## Entrance Hall

11' 9" x 6' ( 3.58m x 1.83m )

Doors to all room. Stair to first floor. Door into garage. Built-in storage cupboard.

## Cloakroom

Circular obscure double glazed window to front aspect. Low level WC. Wash hand basin with storage cupboard under. Tiled flooring. Extractor fan. Radiator.

## Sitting Room / Dining Room

31' 7" x 13' 3" ( 9.63m x 4.04m )

Double glazed window to front aspect. Double glazed patio door to rear garden. Feature fireplace with gas fire. Two radiators.

## Office / Bedroom Four

10' 11" x 10' 1" ( 3.33m x 3.07m )

Double glazed window to rear aspect. Range of fitted office furniture. Radiator.

## Kitchen / Diner

20' 8" x 16' 7" max ( 6.30m x 5.05m max )

Double glazed window to rear aspect. Double glazed patio doors to rear garden. Range of wall and base units with stone work-surfaces over. Built-in electric oven and grill. Four burner gas hob. Extractor hood over. 1½ bowl sink unit. Integrated dishwasher, fridge freezer. Tiled floor. Door to:

### Utility Room

6' x 6' 3" ( 1.83m x 1.91m )

Double glazed door to side. Wall mounted gas central heating boiler. Stainless steel sink unit with drainer. Space and plumbing for washing machine and dryer. Tiled floor.

### Landing

12' 2" x 8' 6" ( 3.71m x 2.59m )

Stairs to first floor landing. Door to all rooms. Large built-in storage cupboard. Loft via loft hatch.

### Bedroom 1

16' 7" max x 14' 8" ( 5.05m max x 4.47m )

Double glazed window to side aspect. Large walk-in wardrobe. TV point. Radiator.

### En-Suite

Obscure double glazed roof window to side aspect. Enclosed shower cubicle. Panel bath. Low level WC. Wash hand basin with storage unit under. Part tiled walls. Tiled floor. Wall mounted heated towel rail.

### Bedroom 2

16' 4" x 15' 7" max ( 4.98m x 4.75m max )

Double glazed window to rear aspect. Double glazed circular window to side aspect. TV point. Radiator. Walk-in wardrobe.

### Bedroom 3

15' 7" x 13' 2" ( 4.75m x 4.01m )

Double glazed window to side aspect. Built-in wardrobes. TV point. Radiator.

### Bathroom

Obscure double glazed room window to side aspect. Panel bath with glass shower screen. Wash hand basin with storage unit under. Low level WC. Full tiled wall and fully tiled floor.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with a variety of mature plants and shrubs. Raised wooden decked area adjoins the rear of the property with integrated lighting. Greenhouse. Timber shed. Vegetable patch.







**Ground Floor**



**First Floor**



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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBN305763](http://connells.co.uk/Property/SBN305763)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBN305763 - 0005