



**Connells**

Sorrell Way  
Christchurch



## Property Description

Connells Southbourne are delighted to present this recently remodeled and extended two bedroom detached bungalow, situated in a quiet residential cul- de- sac on the highly regarded Hobourne Farm Development.

This home offers flexible accommodation with the provision of being able to create a further bedroom very easily. The extension to the rear of the property is truly magnificent, and floods the room with natural light. Double Bi fold doors open up to the south facing garden, which offers different areas to sit and relax or enjoy al fresco dining. Additionally, there is a brick-built garage with a recently fitted electric door, power and light connected and two useful storage rooms one to the side and the other to the rear which is ideal for storing all your gardening equipment. This bungalow is ideal for those now searching for their forever home, and viewing is strongly recommended to fully understand all that is on offer in this stylish home.

The property is also conveniently situated 2.5 miles from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Regular bus services connect the surrounding area with Stanpit Marsh, Mudeford Harbour and the sandy Avon Beach all within easy reach.

## Approach

Driveway laid to tarmac leading to the garage, with the rest laid to decorative shingle for ease of maintenance. Front door opens into the;

## Entrance Porch

Double glazed door. Double glazed window to side aspect. Tiled floor. Obscure double glazed door into the;

## Entrance Hall

Double glazed window to side aspect. Built-in storage cupboard. Built-in storage cupboard housing gas central heating boiler.

## Cloakroom

Obscure double glazed window to side aspect. Low level WC. Wall mounted wash hand basin.

## Sitting Room / Dining Room

14' 3" x 13' 3" ( 4.34m x 4.04m )

Double glazed bi fold doors into sun room. TV point. Telephone point. Two radiators.

## Sun Room

24' 3" x 12' 9" ( 7.39m x 3.89m )

Four double glazed roof style windows in ceiling. Two double glazed windows to side aspect. Two sets of large double glazed bi-fold doors. TV point.

## Kitchen

14' 8" x 7' 8" ( 4.47m x 2.34m )

Double glazed window to side aspect. Double glazed door to side. Range of wall and base units with work-surfaces over. Inset 1½ bowl composite sink and drainer. Built-in upright fridge freezer. Space for electric oven. Extractor hood. Space and plumbing for washing machine. Radiator.

## Bedroom 1

14' 2" x 12' 2" ( 4.32m x 3.71m )

Double glazed box bay window to front aspect. Double glazed window to side aspect. Large walk-in wardrobe with fitted shelving and hanging space. TV point. Radiator. Door into the;

## En-Suite

Double glazed window to side aspect. Corner shower cubicle with plumbed shower. Low level WC. Wash hand basin with vanity unit under. Wall mounted chrome ladder style towel rail. Recessed shelving. Fully tiled wall. Fully tiled flooring.

## Bedroom 2

9' 8" x 9' 7" ( 2.95m x 2.92m )

Double glazed window to side aspect. Recessed shelving unit. Radiator.

## Bathroom

Obscure double glazed window to side aspect. Low level WC. Wash hand basin with vanity unit under. Paneled Jacuzzi bath. Electric shower over. Glass shower screen. Wall mounted shower. Wall mounted ladder style heated towel rail. Vinyl flooring.

## Rear Garden

Fully enclosed rear garden with a decked area adjoining the rear of property and extending to the side. Paved patio area to the side of property - perfect for Al fresco dining - with the rest laid to lawn with stocked flower beds and borders. Side gate to front.

## Garage

17' 1" x 8' 9" ( 5.21m x 2.67m )

Electric up and over door. Power and light. Single glazed door to side. At the rear of the garage is a purpose built brick storage room. Additional brick built storage room to side of the garage.





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

To view this property please contact Connells on

**T 01202 423 281**  
**E southbourne@connells.co.uk**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

**EPC Rating: C**

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Tenure: Freehold



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