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Dorset
BH23 2LQ

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MICHAEL ADAM

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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**8 NORFOLK AVENUE
CHRISTCHURCH
BH23 2SE**

Price £695,000

Freehold



A BEAUTIFULLY PRESENTED, EXTENDED FAMILY HOME SITUATED IN THE WEST SIDE OF CHRISTCHURCH AND BEING CLOSE TO LOCAL SHOPS AND AMENITIES.

OFFERING SPACIOUS AND VERSATILE ACCOMMODATION INCLUDING LOUNGE, SEPARATE DINING ROOM/BEDROOM 4, ENTRANCE HALL, LUXURIOUS GROUND FLOOR SHOWER ROOM, BESPOKE OPEN PLAN FAMILY/DINING/KITCHEN, 3 DOUBLE FIRST FLOOR BEDROOMS AND STUNNING FAMILY BATHROOM.

THERE IS ALSO A GARDEN CHALET WHICH COULD BE UTILISED AS AN EXTRA BEDROOM/OFFICE WHICH HAS IT'S OWN W.C./UTILITY WHICH COULD EASILY BE CHANGED TO A SHOWER ROOM. EXTERNALLY THERE IS OFF ROAD PARKING TO THE FRONT AND A DRIVEWAY LEADING THROUGH TO THE HIGHLY ATTRACTIVE REAR GARDEN WITH PAVED PATIO AREA, EXPANSE OF LAWN AND MATURE SHRUBS AND PLANTS DECORATING.

JUST SOME OF THE BENEFITS CONVEYED WITH THIS STUNNING HOME ARE NO FORWARD CHAIN, UNDERFLOOR HEATING TO THE TILED AREAS, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND MANY MORE.

- **STUNNING DETACHED FAMILY HOME**
- **3 – 4 BEDROOMS**
- **LUXURIOUS BATHROOM AND GROUND FLOOR SHOWER ROOM**
- **PARTIAL UNDER FLOOR HEATING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **SPACIOUS AND VERSATILE ACCOMMODATION**
- **CLOSE TO LOCAL SHOPS & WOODLAND WALKS**
- **DIRECT ACCESS ONTO ST CATHERINE'S HILL**
- **BEAUTIFUL OPEN PLAN FAMILY/DINING/KITCHEN**
- **ATTRACTIVE GARDENS**
- **OFF ROAD PARKING**
- **FINISHED TO THE HIGHEST OF STANDARDS**
- **MUST BE VIEWED TO FULLY APPRECIATE THIS BEAUTIFUL PROPERTY**

VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

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.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

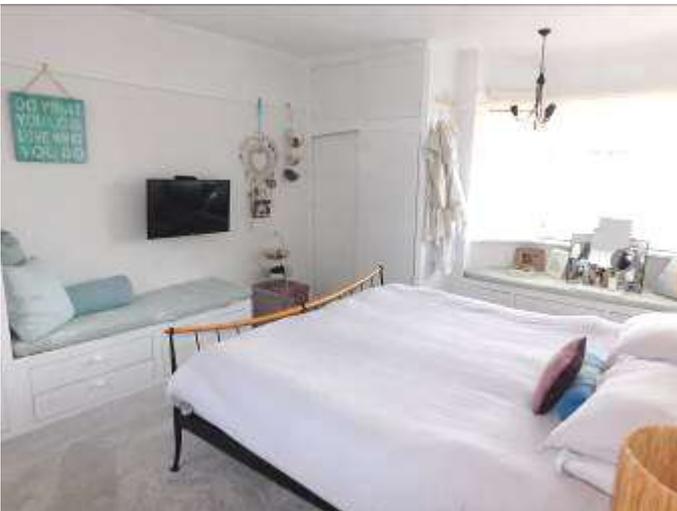
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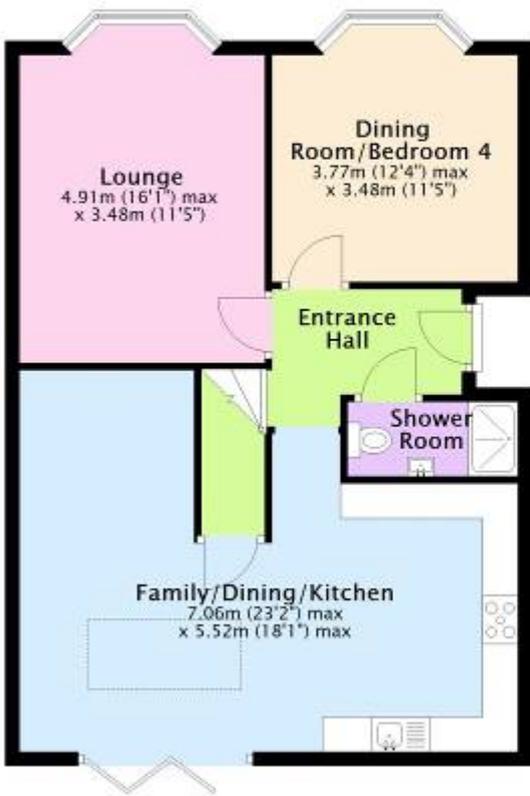
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Ground Floor

Approx. 69.3 sq. metres (746.2 sq. feet)



First Floor

Approx. 68.2 sq. metres (734.0 sq. feet)

