

Total area: approx. 147.6 sq. metres (1588.9 sq. feet)
 Illustration for identification purposes only; measurements are approximate, not to scale.
 Plan produced using PlanLP.



55 Stanpit, Christchurch, BH23 3LU *£725,000*

Mitchells
 1963 — TODAY

An imposing detached house, skillfully re-modelled in recent years and now featuring first-class accommodation, full of natural light with a smart, contemporary finish. This lovely home has stylish fittings throughout and a neutral décor.

It is located in the heart of this sought after area, opposite Stanpit Marsh Nature Reserve and within strolling distance of Mundeford Quay, award winning pubs/restaurants and the centre of Christchurch. Offered for sale with no forward chain.

- Impressive, freehold detached house with striking external elevations
- Outstanding open-plan living space with twin roof lanterns and bi-fold doors to the garden
- Top quality kitchen with gloss units, composite worktops and integrated appliances
- Three first-floor bedrooms with two luxury bathrooms with one en-suite
- Ground floor bedroom / study with ground-floor shower room
- Designer sanitary wear and complimentary ceramic tiling
- Delightful 'snug' off main living space with central log burner
- Karndean flooring to majority of house
- White plantation style shutters to majority of rooms
- Pretty low-maintenance rear garden with colourful shrub borders, terracing and shed

EPC Rating Band: C

Council Tax Band: E

Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £49 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

