







## Property Description

Located just a short walk from the scenic Potters Wood in Christchurch, this three-bedroom home offers a perfect blend of comfort, functionality, and modern living.

Ideal for families or professionals, this property boasts a well-designed layout, stylish interiors, and a low-maintenance garden, making it a fantastic choice for those seeking a convenient and attractive place to call home.

Upon entering, you are welcomed into a bright and airy open-plan living and dining area, ideal for relaxing or entertaining guests.

This versatile space flows seamlessly into a spacious conservatory, creating an additional reception area that can be used year-round.

The adjoining kitchen is well-appointed with units, ample storage, and integrated appliances, offering a practical space for cooking and daily living.

The ground floor also benefits from a convenient downstairs WC.

Upstairs, the property features three good-sized bedrooms and a modern family bathroom finished to a high standard with contemporary fittings and a sleek design.

To the rear of the property is a low-maintenance garden, thoughtfully designed with artificial grass, a patio area perfect for outdoor dining, and well-kept flower bed borders complemented by mature shrubs and a tree, providing privacy and a touch of greenery.

The property includes a garage in a separate block to the rear, which can also be accessed directly through the garden, along with a parking.

## Entrance Hall

## Kitchen

10' 1" x 8' 2" ( 3.07m x 2.49m )

Double glazed rear aspect window, range of wall and base units with part tiled walls, stainless steel sink with drainer and mixer tap, 4 ring electric hob with extractor fan and hood over, integral oven, space for dishwasher, washing machine and fridge/freezer and wall mounted boiler.

## Living Room

16' 7" x 12' 4" MAX ( 5.05m x 3.76m MAX )

Wooden effect flooring with double glazed front aspect window, TV and telephone point, storage cupboard, opening to dining room and radiator.

## Conservatory

8' 8" MAX x 7' 8" ( 2.64m MAX x 2.34m )

Wooden effect flooring with rear and side aspect double glazed windows and side aspect door to rear garden.,

## Wc

Front aspect double glazed obscured window, low level WC, hand wash basin with mixer tap and radiator.

## Landing

Carpeted with storage cupboard, doors to all rooms and loft hatch.

## Bedroom 1

11' 8" x 8' 2" ( 3.56m x 2.49m )

Carpeted with rear aspect double glazed window, built in wardrobes and radiator.

## Bedroom 2

8' 5" MAX x 8' 2" ( 2.57m MAX x 2.49m )

Carpeted with rear aspect double glazed window, built in wardrobes and radiator.

## Bedroom 3

12' 4" x 12' 1" MAX ( 3.76m x 3.68m MAX )

Carpeted with front aspect double glazed window and radiator.

## Bathroom

Tiled floor and part tiled walls with double glazed front aspect obscured window, low level WC, hand wash basin with mixer tap and vanity cupboard below, panel bath with middle mixer tap and radiator.

## Front Garden

Patio path to front door with slate stone boarder and parking bay.

## Rear Garden

Enclosed rear garden, part patio and part laid to lawn with flower beds and mature bushes and trees.

## Garage

15' 7" x 7' 8" ( 4.75m x 2.34m )

Full garage in a separate block with up and over door and parking space directly in front.



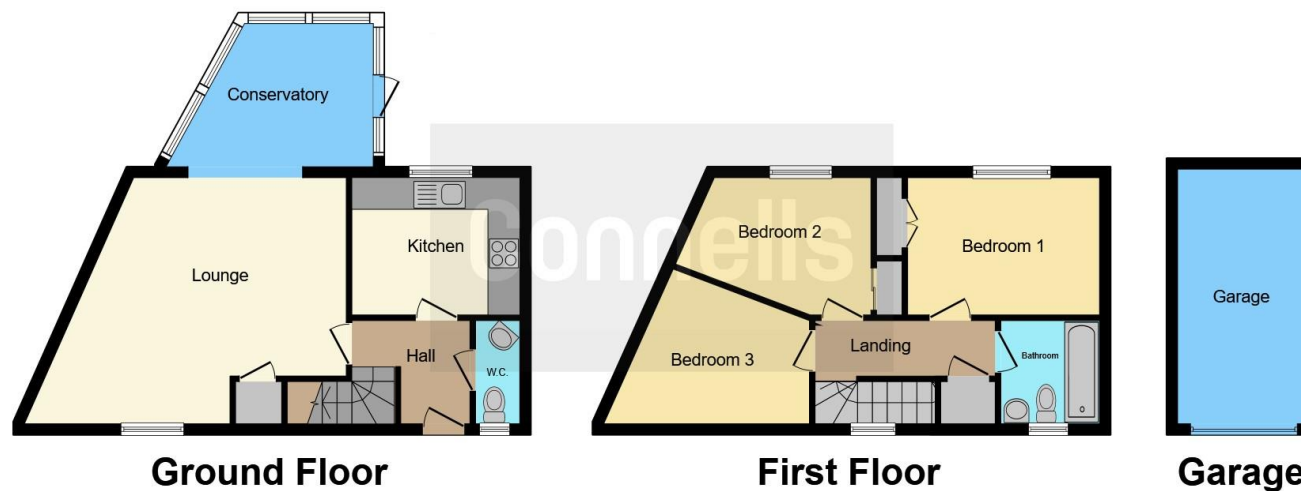












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 Band: D

Tenure: Freehold

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Property Ref: FDN306371 - 0003