



Connells

Pear Tree Close
Bransgore Christchurch

Pear Tree Close Bransgore Christchurch BH23 8NH

for sale guide price
£375,000



Property Description

Nestled in a quiet cul-de-sac, just a stone's throw from the heart of the village, this impressive semi-detached house offers the perfect blend of convenience, comfort, and versatility. Following a thoughtful conversion, the property boasts an intelligent layout, tailored to meet the needs of modern family living. Upon entering, the spacious interior reveals a 20-foot sitting room, a separate dining room, a fitted kitchen, a generously proportioned bedroom, and a convenient ensuite wet room, all located on the ground floor. The first floor is home to four additional bedrooms and a family bathroom, providing ample accommodation for growing families or those seeking a peaceful retreat. The exterior of the property is just as appealing, with low-maintenance gardens, off-road parking, and the added bonus of backing onto picturesque playing fields. Further enhancing the property's appeal are its desirable features, including double glazing, gas central heating, and photo-voltaic solar panels, which not only reduce energy costs but also minimize its carbon footprint. With its prime location, adaptable living space, and eco-friendly credentials, this exceptional semi-detached house is sure to appeal to a wide range of buyers seeking a tranquil, yet convenient, village lifestyle.

Entrance Porch

Via front aspect double glazed door. Front and side aspect double glazed windows. Vinyl flooring. Door leading to the:

Entrance Hall

Front aspect double glazed window. Stairs leading to the first floor landing. Radiator.

Dining Room

Front aspect double glazed window. Coved and artexed ceiling. Radiator.

Sitting Room

Double glazed window to rear aspect. Laminate flooring. Coved and artexed ceiling. Two radiators. Patio doors leading to:

Ground Floor Bedroom

Rear aspect double glazed window. Double glazed door leading to the rear garden. Storage cupboard. Coved and artexed ceiling. Laminate flooring. Folding door leading to the:

Wet Room

Side aspect double glazed window. Three piece suite comprising shower area, wash hand basin and close coupled WC. Tiled flooring. Radiator.

Kitchen

Rear aspect double glazed window. Side aspect double glazed door. Fitted with a matching range of base and eye level

cupboards with drawers and worktop space over, stainless steel sink unit with mixer tap, built in eye level electric fan assisted double oven, built in five ring gas hob, plumbing for washing machine and dishwasher, space for fridge/freezer. Storage cupboard.

First Floor Landing

Doors to all rooms. Access to loft hatch. Storage cupboard.

Bedroom Two

Front aspect double glazed window. Coved and artexed ceiling. Radiator.

Bedroom Three

Front aspect double glazed window. Coved and artexed ceiling. Radiator.

Bedroom Four

Rear aspect double glazed window. Coved and artexed ceiling. Radiator.

Bedroom Five

Rear aspect double glazed window. Coved and artexed ceiling. Radiator.

Bathroom

Rear aspect double glazed window. Three piece suite comprising panel enclosed bath, pedestal wash hand basin with tiled splashback and low level WC.

Rear Garden

The South facing rear garden is laid to brick block patio for ease of maintenance.

Agents Notes;

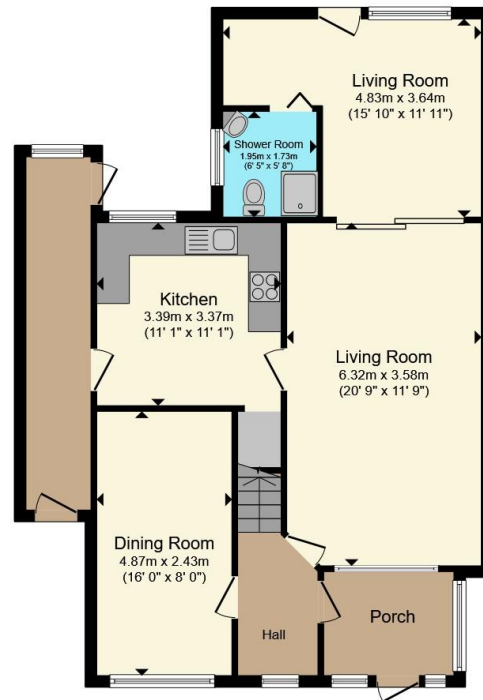
New Forest Council Tax Band - D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

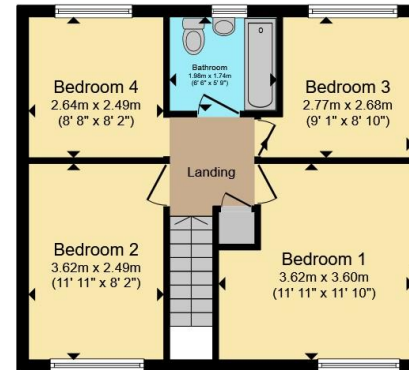








Ground Floor



First Floor

Total floor area 128.8 m² (1,387 sq.ft.) approx

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.propertybox.io

Connells

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: B Council Tax
 Band: D

Tenure: Freehold

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