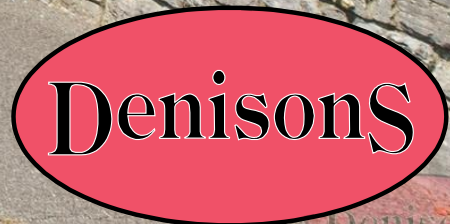




2 Normanton Close



2 Normanton Close

Christchurch, BH23 2JD

£500,000 - £550,000 Guide Price

Guide Price £500,000 - £550,000. EXCEPTIONAL FIVE BEDROOM DETACHED HOME with fully SELF CONTAINED ANNEXE - dual occupancy opportunity- NO ONWARD CHAIN- In a sought after catchment area. Located in the desirable West Christchurch, this remarkable five-bedroom detached property presents a RARE OPPORTUNITY. Offering generously sized rooms and expansive living spaces, perfect for family living. The dual living spaces make this house ideal for either extended families or buyers seeking immediate rental income potential. Located within the highly regarded Twynham School Catchment area making it ideal for families. This sought-after area of West Christchurch is also conveniently located with easy access to Christchurch town centre, local amenities, the train station and Bournemouth Airport. The property will be sold chain free. Number 2 Normanton comprises an elevated 3 bedroom property and a fully self-contained 2 bedroom annex. Steps to the front of the property lead to an entrance hall. This elevated property benefits from generous natural light, boasting a large lounge, three bedrooms and well proportioned bathroom. The Kitchen/diner has a range of fitted units with electric cooker and extractor, space for a washing machine, dishwasher plus fridge/freezer. A rear door has stairs leading to the garden. The ground floor annex has its own private entrance situated at the side of the house. The annex kitchen contains a range of units, an electrical cooker and extractor plus space for a washing machine, fridge freezer and slimline dishwasher. There is also a very useful storage room which houses a "Worcester" boiler. Providing dual occupancy option for an extended family with multi-generation living or as a potential additional income source. The current owners have used this as an Airbnb holiday let. To the rear this house features two sections of garden, one accompanies the main property, the other is for the Annex. To the front there is off road parking for 2 vehicles, as well as a raised front garden. The extensive outdoor areas and abundant off-road parking add further appeal. Nestled in this peaceful cul-de-sac the property enjoys complete privacy within its tranquil setting. TENURE FREE HOLD, COUNCIL TAX BAND D



Ground Floor Annex

Kitchen 9' 8" x 8' 8" (2.94m x 2.64m)

Lounge/Dining Area 18' 10" x 10' 10" (5.74m x 3.30m)

Bedroom 10' 11" x 9' 0" (3.32m x 2.74m)

Bedroom/Study 10' 0" x 8' 1" (3.05m x 2.46m)

Shower Room 5' 11" x 5' 7" (1.80m x 1.70m)

Storage Room 13' 8" x 11' 4" (4.16m x 3.45m)



First Floor

Kitchen/Diner 21' 2" x 8' 2" (6.45m x 2.49m)

Lounge 14' 4" x 11' 5" (4.37m x 3.48m)

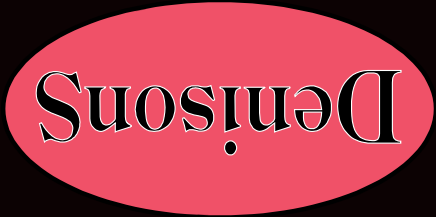
Bedroom One 11' 11" x 10' 11" (3.63m x 3.32m)

Bedroom Two 10' 11" x 9' 1" (3.32m x 2.77m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	
			76 C



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