



23 Fairfield

DenisonS

# 23 Fairfield

Christchurch, BH23 1QX

£600,000

This BEAUTIFULLY PRESENTED, CHARACTERFUL DETACHED FAMILY HOME offers GENEROUS AND WELL-BALANCED ACCOMMODATION, perfectly suited to MODERN FAMILY LIVING. Ideally located within EASY WALKING DISTANCE OF THE TOWN CENTRE AND MAINLINE TRAIN STATION, the property also falls within the HIGHLY SOUGHT-AFTER TWYNHAM SCHOOL CATCHMENT, making it an EXCELLENT LONG-TERM FAMILY CHOICE. The home provides four well-proportioned bedrooms, including a ground-floor bedroom with en-suite, ideal for guests, extended family, teenagers or as a home office. Upstairs, the stunning main bedroom is a true standout, featuring an attractive bay window alongside a secondary window, flooding the room with natural light. At the heart of the home is the spacious open-plan kitchen/diner, perfectly designed for family life and entertaining, with bi-fold doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The light and airy lounge offers a welcoming retreat, complete with a bay window and a charming wood-burning stove, perfect for cosy evenings. Outside, the property benefits from a private, low-maintenance rear garden, ideal for children to play and for relaxed outdoor dining. Further advantages include one off-road parking space along with ample on-road parking for visitors. Offering a wonderful balance of character, space and convenience, this impressive home must be viewed to be fully appreciated.



**Entrance Porch**

**Hallway**

**Lounge**

**Store**

**Guest Bedroom/Bedroom 2**

**En-suite**

**Lounge/Diner**

**Landing**

**Bedroom 1**

**Bedroom 3**

**Bedroom 4**

**Family Bathroom**

**Parking**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**FIRST FLOOR**  
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