



9 Lodge Road

DenisonS

9 Lodge Road

Christchurch, BH23 2ET

£535,000

A beautifully presented and deceptively spacious three-bedroom chalet bungalow, offering versatile and well-planned accommodation arranged over two floors and ideally positioned within a popular and convenient residential location. The property has been thoughtfully maintained and updated throughout, offering a superb balance of comfortable living space and practical features, making it an excellent choice for modern family living. The ground floor comprises a bright and airy lounge with direct access to the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The recently fitted kitchen opens into the dining area and benefits from a breakfast bar, providing additional seating and making this a sociable and practical space for both everyday family life and entertaining. The dining area also benefits from direct access into the rear garden, further enhancing the flow between the living and outdoor spaces. Also located on the ground floor is the principal bedroom, a family bathroom and a separate utility room, providing excellent levels of convenience and versatility. The first floor provides two further well-proportioned double bedrooms, together with a separate WC. The WC benefits from electrics and plumbing already being installed, including plumbing for a shower, providing the option to create a useful first-floor shower room, subject to the necessary requirements. Outside, the property benefits from a private south-westerly facing rear garden, offering a pleasant and secluded outdoor space, ideal for relaxing and entertaining. The property also benefits from driveway parking for two vehicles, adding further practicality to this appealing home.



Bedroom 1 10' 10" x 9' 6" (3.30m x 2.89m)

Bathroom

Utility room 5' 11" x 5' 7" (1.80m x 1.70m)

Kitchen 12' 6" x 10' 6" (3.81m x 3.20m)

Dining Room 11' 10" x 10' 6" (3.60m x 3.20m)

Sitting Room 12' 6" x 10' 10" (3.81m x 3.30m)

Bedroom 3 12' 2" x 11' 6" (3.71m x 3.50m)

Bedroom 2 12' 6" x 11' 6" (3.81m x 3.50m)

WC

Rear Garden

Parking





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Approximate Gross Internal Area 1130 sq ft - 105 sq m

GROUND FLOOR

Dining Room 11'10" x 10'6" 3.60 x 3.20m
Kitchen 12'6" x 10'6" 3.80 x 3.20m
Sitting Room 12'6" x 10'10" 3.80 x 3.30m
Bedroom 10'10" x 9'6" 3.30 x 2.90m
Bath Room
WC
W
W

FIRST FLOOR

Bedroom 12'2" x 11'6" 3.70 x 3.50m
Bedroom 12'6" x 11'6" 3.80 x 3.50m
Bathroom
WC
C
W
W

Utility Room 5'11" x 5'7" 1.80 x 1.70m

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