



Slades

8 Maundeville Crescent, Christchurch, Dorset,

BH23 2EW

PRICE: £470,000

A LOVELY FAMILY HOME WITH THIS EXCEPTIONALLY WELL PRESENTED 3/4 BEDROOM DETACHED HOUSE IN TWYNHAM SCHOOL CATCHMENT AREA

This 3/4 bedroom detached family home is offered for sale in excellent condition throughout and offers a cul-de-sac location and overlooks the large grassed area of Bernards Mead to the front. The property has been extremely well cared for by the current owners and is situated within the catchment area for Twynham Secondary School. The house maintains a good deal of original character with the features of a modern home. Early viewing is highly recommended to appreciate this particular family home.

Maundeville Road is situated approximately 1.25 miles from Christchurch Town Centre with its pedestrianised shopping facilities, Town Quay, historic 11th Century Priory and a great selection of bars, coffee shops and restaurants. Christchurch itself boasts a main line railway line to London, Waterloo and the house is conveniently situated for local shops and nearby bus routes to Christchurch and Bournemouth.

The property is approached from the road via an attractive block paved driveway providing off road parking for 2/3 cars and the front door to the house is situated on the right-hand side of the property. Once inside the front door there is an entrance porch with attractive quarry tiled floor and this leads to the ground floor cloakroom with a close coupled w.c. and wash hand basin.

Further large cupboard housing wall mounted 'Worcester' central heating boiler. The light and airy entrance hall has a return staircase to the first floor with an attractive stained glass double glazed window to the rear. To the front of the property there are 2 large reception rooms, both with bay windows to the front and the lounge has a feature stone fireplace and hearth, fitted gas fire and attractive wood flooring. A second reception room is currently used as a bedroom. The kitchen is accessed via the entrance hall and is fitted with an attractive range of white 'Shaker' style wall and base cabinets with contrasting roll edge work surface. There are a range of 'Bosch' fitted appliances to include stainless steel 4-ring gas hob with extractor above and a stainless steel electric double oven and microwave oven. There is further space and plumbing for a washing machine and fridge/freezer. There is an attractive 'Karndean' flooring which stretches into the Conservatory which is of UPVC construction over a low brick wall with double French doors to the rear garden.

From the entrance hall a return staircase leads to the first floor landing which has access to the roof space with a pull-down ladder. To the front of the house are 2 good size double bedrooms, both with double glazed bay windows to the front and a further bedroom with window overlooking the rear garden. The family bathroom has been fitted with a panelled bath with tiled surround and a fully enclosed and tiled corner shower cubicle with mains operated shower. The suite is completed by close coupled w.c. and pedestal wash hand basin and there are twin windows overlooking the side of the house.

The rear garden is accessed via the conservatory or from the timber gate from the side pathway and is currently laid mainly to lawn with a timber decking area to the rear. There is a good sized GARDEN SHED which is currently used as a utility room with built-in cupboards and work surface with space for freezer and tumble dryer. The garden is enclosed via a brick wall, mature hedging and timber panel fencing.

The accommodation comprises with approximate room sizes:-

ENTRANCE PORCH

GROUND FLOOR CLOAKROOM:

ENTRANCE HALL

LOUNGE: 13'10" (4.22m) into bay x 11' (3.35m).

2ND RECEPTION ROOM/BEDROOM FOUR: 13'10" (4.22m) into bay x 11' (3.35m)

KITCHEN: 8'11" x 7'2" (2.72m x 2.18m) plus 3'2" (0.97m) recess.

CONSERVATORY: 12'10" x 9'2" (3.91m x 2.79m).

FIRST FLOOR LANDING

BEDROOM ONE: 13'10" (4.22m) into bay x 11' (3.35m).

BEDROOM TWO: 13'10" x 11' (4.22m x 3.35m)

BEDROOM THREE: 9' x 7'3" (2.74m x 2.21m).

FAMILY BATHROOM

COUNCIL TAX BAND: D



GROUND FLOOR
APPROX. FLOOR
AREA 57.1 SQ.M.
(615 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 45.2 SQ.M.
(487 SQ.FT.)

TOTAL APPROX. FLOOR AREA 102.3 SQ.M. (1102 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	