

Slades



23 Westfield Gardens, Christchurch, Dorset, BH23 4SF

PRICE: £479,950

**OFFERED FOR SALE ON A CHAIN FREE BASIS. AN INTERNAL VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THIS DETACHED BUNGALOW.
A FEATURE IS THE WEST, SUN FACING, REAR GARDEN OF APPROXIMATELY 83ft (25.3m).
SITUATED IN A CONVENIENT CUL-DE-SAC LOCATION.**

A detached bungalow with gas central heating and double glazing is stunning but also offers potential to extend further to create an even larger family home [subject to all usual permissions].

An attractive and sought-after tree lined location close to the popular Hoburne Farm development between Christchurch and Highcliffe Town Centres. Within easy reach are the beaches at Friars Cliff, Mudeford Harbour, Sainsburys Superstore and bus stops for the regular bus services.

Twin double-glazed French-Doors lead to the entrance porch which in turn leads to the entrance hall with a dividing archway. Hall has loft hatch with fitted wooden loft ladder to large insulated roof space. [Roof has potential for a further two bedrooms; to convert this from a bungalow to a chalet bungalow, subject to usual permissions.]

LOUNGE/DINING ROOM is L-shaped and has a feature stone fireplace with inset coal effect gas fire. Double glazed rear window and twin glazed patio doors lead onto a large patio. The patio has an attractive electric awning and views to a rear garden laid to lawn with shrub & hedge borders.

KITCHEN has a range of fitted modern base and eye-level units with concealed lighting over ample worktop space. Fitted sink with single drainer and mixer tap. Integrated double fan assisted Belling multifunction double oven & grill with Belling 4-zone ceramic hob, integrated Bosch washing machine and Miele fridge. Kitchen has a breakfast table & chairs situated on a wood laminate floor, a window blind, ceramic half tiled walls and a frosted double-glazed door exits to the right-hand side of the property The Kitchen has a serving hatch that opens onto the dining area.

The UTILITY ROOM is adjacent to the Kitchen and has half tiled walls with a 'Glow Worm' wall mounted combi gas boiler plus a Siemens tumble dryer and extra Matsui fridge.

BEDROOM ONE has a double-glazed bay window to the front and built in cupboards.

BEDROOM TWO has a double-glazed window to the front with a range of fitted wardrobes, eye-level cupboards and bedside cabinets. This bedroom also has a separate desk unit.

BATHROOM has a fitted modern suite comprising panelled bath, fully tiled shower cubicle and pedestal wash hand basin with mirror above. Frosted double glazed window to right-hand side with window blind. The bathroom has ceramic wall tiles and ceramic floor tiles over under-floor heating. Bathroom has a chrome towel rad and useful airing/towel cupboard.

SEPARATE WC comprises pedestal wash hand basin and close-coupled toilet. Ceramic half tiled walls and ceramic tiled floor. Frosted double glazed window to right-hand side.

Both the front and rear GARDENS have benefited from fortnightly maintenance by a gardener. The gardens front and rear are laid to lawn with attractive shrub, flower and hedge borders. The rear garden has a large natural stone paved patio; ideal for eating out in the summer or sunbathing. Rear garden has two SHEDS to the rear; the larger shed has electric power and lights.

To the left-hand side of the front garden is a resin bound pathway and to the right is a long spacious driveway with OFF ROAD PARKING FOR SEVERAL CARS.

Twin timber gates lead to a pitched roof DETACHED GARAGE with up & over door; the garage extends to the rear for a WORKSHOP that has a Hotpoint freezer.

A summary of the accommodation with approximate room sizes: ...

ENTRANCE PORCH LEADING TO ENTRANCE HALL. [Entrance Hall has Telephone and Internet connections]

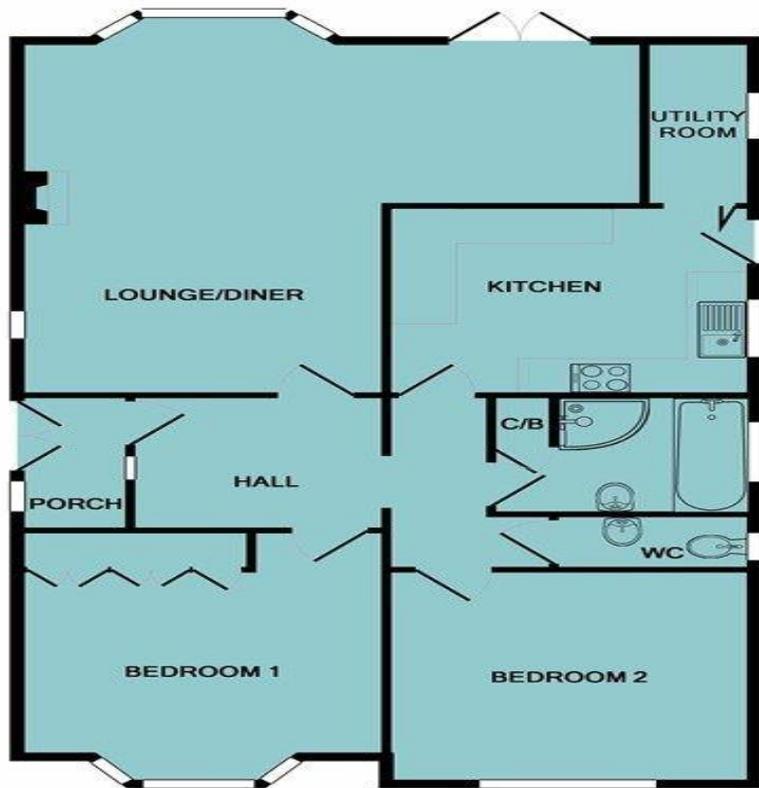
L-SHAPED LOUNGE/DINING ROOM: 21' x 20' (6.4m x 6.1m) into bay

KITCHEN: 12' x 10'8" (3.66m x 3.25m) UTILITY ROOM: 8'2" x 3' (2.49m x 0.91m)

BEDROOM ONE: 12'1" (3.68m) plus 2' (0.61m) wardrobe recess x 12'1" (3.68m) into bay BEDROOM TWO: 12'5" x 12' (3.78m x 3.66m)

BATHROOM [with bath, separate shower and under-floor heating / SEPARATE W.C.

GARAGE & WORKSHOP: 27' x 9' (8.23m x 2.74m) narrowing to 7'5" (2.26m) COUNCIL TAX BAND: E



TOTAL APPROX. FLOOR AREA 94.1 SQ.M. (1013 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 | | | 83 |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |