



Slades

264 Fairmile Road, Christchurch, Dorset,

BH23 2LR

PRICE: £625,000

A SUBSTANTIALLY EXTENDED & FULLY REFURBISHED 4 BEDROOM DETACHED CHALET BUNGALOW IN THE TWYNHAM SCHOOL CATCHMENT AREA

264 Fairmile Road is an opportunity to purchase a substantial 4 bedroom detached chalet bungalow which has been fully refurbished to a high standard. The property is well situated within 2 miles of the historic Town Centre of Christchurch with its 11th Century Priory, Town Quay, and various shops, cafes, bars and restaurants. There are also a number of local neighbourhood shops nearby as well as regular bus services and Christchurch main line railway station to London, Waterloo. The property is also situated within the Twynham School Catchment Area. A viewing comes highly recommended, not only to appreciate the property's excellent location and standard of finish, but also the size of the accommodation on offer at approximately 2,500 sq ft.

The front door leads into the entrance hall which is of an impressive size (30' (9.14m) deep) giving a great feeling of space as you enter the property when coupled with the vaulted ceiling. The entrance hall opens up into the large open plan living area to the rear of the property. The orangery style roof lantern and 3 sets of bi-fold doors allow plenty of light to flood into the room which makes an ideal family and/or entertainment space.

The brand new kitchen features a range of attractive base and eye-level units with worktop over. There are a range of integral appliances to include double oven, microwave, fridge/freezer, dishwasher and 5-ring gas burner hob with extractor fan above. An island doubles up as a breakfast bar and the remaining living area offers plenty of space to split into separate lounge and dining areas if required.

A door from the kitchen area leads to the utility room which has a range of base and eye-level units with further worktop space. A large airing cupboard houses the 'Glow Worm' gas central heating boiler and hot water cylinder. There is space and plumbing for a washing machine and tumble dryer.

A door from the living area leads into the snug which can also be accessed via the entrance hall. Although an ideal second reception space, this room would also make a great office or playroom.

The ground floor bedroom two is set to the front of the property and benefits from an en-suite shower room with fitted suite comprising w.c., wash hand basin with cupboard under and shower unit with both wall mounted and waterfall shower attachments.

From the entrance hall there is a door to the ground floor cloakroom with w.c. and wash hand basin with cupboard under.

The ground floor benefits from underfloor heating.

Stairs from the entrance hall lead up to the galleried landing with hatch to loft space.

The master bedroom benefits from a particularly large en-suite with PIR lighting, w.c., wall mounted vanity basin, bath and separate shower unit with both wall mounted and waterfall shower attachments.

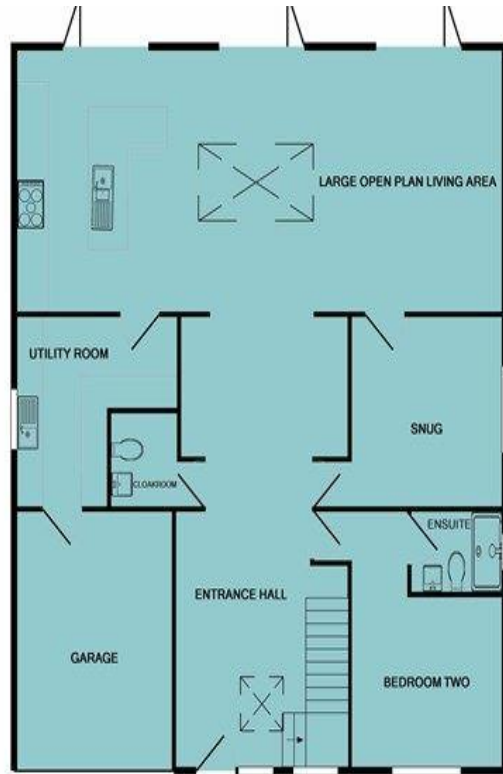
There are two further double bedrooms as well as a family bathroom with PIR lighting, w.c., wall mounted vanity basin, bath and separate shower unit with both waterfall and wall mounted shower attachments.

An attractive block paved driveway to the front of the property provides OFF ROAD PARKING FOR SEVERAL CARS. An up and over door gives access to the INTEGRAL GARAGE which also has a personal door into the utility room.

A key feature of this property is the sunny south-westerly facing rear garden. Immediately to the rear of the property is a section of decking. The remainder of the garden is laid to lawn.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL: 30' (9.14m) deep, GROUND FLOOR CLOAKROOM, OPEN PLAN LIVING AREA: 37'9" x 16'3" (11.51m x 4.95m), SNUG: 11'10" x 11'10" (3.61m x 3.61m), L-SHAPED UTILITY ROOM: 12'8" (3.86m) max x 12'5" (3.78m) max, GROUND FLOOR BEDROOM TWO: 16'3" (4.95m) max x 11'11" (3.63m), EN-SUITE SHOWER ROOM, GALLERIED FIRST FLOOR LANDING, MASTER BEDROOM: 17'3" x 13'1" (5.26m x 3.99m), EN-SUITE BATHROOM, BEDROOM THREE: 14'4" x 12'2" (4.37m x 3.71m), BEDROOM FOUR: 14'4" x 11'11" (4.37m x 3.63m), FAMILY BATHROOM, INTEGRAL GARAGE: 15'2" x 12'4" (4.62m x 3.76m).



TOTAL APPROX. FLOOR AREA 228.8 SQ.M. (2463 SQ.FT.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 