HURN WAY, CHRISTCHURCH, BH23 2NX

Price Guide £750,000 - £770,000

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Discover this exceptional Cheshire Robbins Architect-designed bungalow, perfectly extended for modern living, in the highly sought-after area of West Christchurch. This prime location offers an ideal blend of convenience and lifestyle amenities.

Situated close to the picturesque St. Catherine's Hill, the property is within easy reach of local amenities, including the popular Bunker Bar and Cafe, Nisa Local convenience store, and a post office. The community feel is enhanced by additional nearby shops and services such as a pet grooming parlour. Families will appreciate the property's location within the esteemed Twynham School catchment area.

For outdoor enthusiasts, the property is ideally located near serene riverside walks off River Way, leading to Christchurch Golf Club, providing ample opportunities for recreation and relaxation.

Inside, the spacious lounge/dining room is illuminated by a stunning roof lantern, creating a bright and welcoming atmosphere. A cosy wood burner adds warmth and charm. The contemporary kitchen/breakfast room features granite worktops, integrated appliances, and double doors that open seamlessly to the garden, perfect for alfresco dining and entertaining.

This bungalow offers three generous double bedrooms, each with fitted wardrobes, and a versatile single bedroom currently used as a home study. The master bedroom includes a luxurious en suite, while a well-appointed family bathroom provides both bath and shower facilities, catering to the needs of the entire family.

Outside, the low-maintenance garden is designed for relaxation and entertainment, with a patio, artificial grass areas, and a charming summer house. The front of the property includes a brick block driveway with ample parking, a garage, and additional storage/utility space.

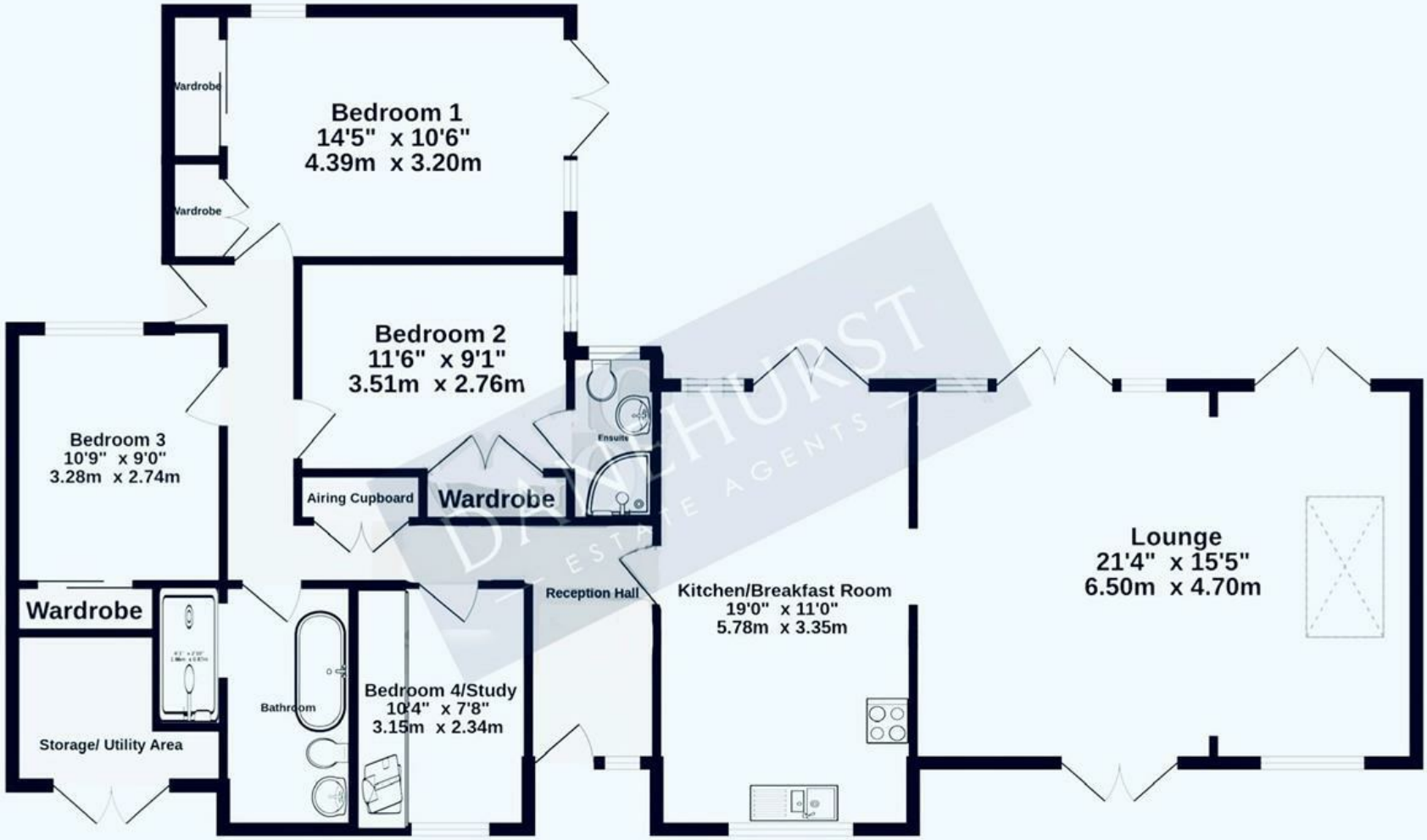
Experience the perfect blend of contemporary design and practical living spaces in a prime location.

Council Tax Band E - EPC Band C - Tenure Freehold

- Extended Detached Bungalow
- 4 Bedrooms
- Kitchen/Diner
- Lounge/Diner
- En-Suite to Master Bedroom
- Family Bathroom with Separate Bath & Shower
- Storage Garage
- Off Road Parking
- Vendors Suited
- TWYNHAM SCHOOL CATCHMENT

Location

This residence enjoys an exceptional position, nestled in a prime location on one of West Christchurch's highly coveted roads. Its proximity to Christchurch town centre and the mainline railway station enhances its appeal. St Catherine's Hill within convenient walking distance, offering both a site of special scientific interest and a renowned area for leisurely walks. Nearby amenities include local shops, including a cafe and bar. Bournemouth town centre, boasting seven miles of Blue Flag award-winning beaches, lies approximately 3 miles away. Moreover, the cathedral cities of Salisbury and Winchester are easily accessible via the nearby A338.


Wardrobe
Wardrobe
Bedroom 1
14'5" x 10'6"
4.39m x 3.20m
Bedroom 2
11'6" x 9'1"
3.51m x 2.76m
Bedroom 3
10'9" x 9'0"
3.28m x 2.74m
Airing Cupboard
Wardrobe
Ensuite
Wardrobe
Storage/ Utility Area
Bathroom
Bedroom 4/Study
10'4" x 7'8"
3.15m x 2.34m
Reception Hall
Kitchen/Breakfast Room
19'0" x 11'0"
5.78m x 3.35m
Lounge
21'4" x 15'5"
6.50m x 4.70m

LOVE

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