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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**30 NORFOLK AVENUE
CHRISTCHURCH
BH23 2SE**

Price £670,000

Freehold



THIS EXTREMELY WELL PRESENTED DETACHED CHALET STYLE HOME WHICH HAS DECEPTIVELY SPACIOUS AND VERSATILE ACCOMMODATION IS SITUATED IN A VERY PLEASANT ROAD WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, AMENITIES AND WITHIN THE TWYNHAM SCHOOLS CATCHMENT.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LARGE LOUNGE, DINING ROOM/STUDY, 2 GROUND FLOOR BEDROOMS, ATTRACTIVE KITCHEN/DINER, LUXURY SHOWER ROOM AND SEPARATE W/C TO THE GROUND FLOOR. TO THE FIRST FLOOR IS THE LANDING, MODERN FAMILY BATHROOM AND 2 SPACIOUS DOUBLE BEDROOMS – ONE OF WHICH IS ACCESSED VIA THE NURSERY/OFFICE.

EXTERNALLY, THERE IS A WELL STOCKED FRONT GARDEN AND DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING AND LEADS TO THE DETACHED GARAGE.

THE REAR GARDEN IS A REAL FEATURE OF THE PROPERTY, BACKING ONTO ST CATHERINE'S HILL AND OFFERING AN EXCELLENT AMOUNT OF PRIVACY AND SECLUSION.

THIS PROPERTY TRULY IS ONE THAT NEEDS TO BE VIEWED TO FULLY APPRECIATE THE STANDARD AND SIZE OF ACCOMMODATION ON OFFER.

30 NORFOLK AVENUE, CHRISTCHURCH BH23 2SE

- **DETACHED CHALET**
- **4 BEDROOMS**
- **2 BATH/SHOWER ROOMS**
- **DECEPTIVELY SPACIOUS AND VERSATILE**
- **ATTRACTIVE KITCHEN/DINER**
- **2 RECEPTION ROOMS**
- **NURSERY/OFFICE**
- **STUNNING REAR GARDEN**
- **AMPLE OFF ROAD PARKING AND GARAGE**
- **DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **TWYNHAM CATCHMENT**
- **SUPERBLY PRESENTED THROUGHOUT**
- **BACKING ONTO ST CATHERINE'S HILL**
- **LOVELY FAMILY HOME**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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Ground Floor

Approx. 90.0 sq. metres (969.1 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.8 sq. feet)

