



MARABOUT CLOSE, CHRISTCHURCH, DORSET BH23 3DS

Mitchells
1963 — TODAY



A delightful and spacious four bedroom detached house enviably situated in this quiet, no through road just over a mile from Christchurch town centre with Stanpit Marsh Nature Reserve, local amenities and the historic Mudeford Quay being only a short level walk. This lovely home features versatile accommodation of approximately 1565 sqft comprising of four first floor bedrooms, two bath/shower rooms (one ensuite), spacious lounge/ diner, modern kitchen, downstairs w/c and conservatory extension. The property also benefits from a private, sunny rear garden overlooking woodland, off road parking for multiple vehicles and a single integral garage.

FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN

LOUNGE/DINER • CONSERVATORY • DOWNSTAIRS W/C

GARDEN • GARAGE • OFF ROAD PARKING

**** Video tour available on line ****



The Property

- Four bedroom detached house of approximately 1565 sq ft
- Large through sitting room
- Spacious, bright conservatory
- Good size modern kitchen
- Two refitted first floor bath/shower rooms (one en-suite)
- Sunny, private rear garden overlooking woodlands
- Driveway parking for multiple vehicles
- Single garage and downstairs w/c
- Gas fired central heating and uPVC double glazed windows
- Close to local amenities, schools, shops and beaches
- Council Tax band 'E' - £2,844.46
- EPC rating 'C'





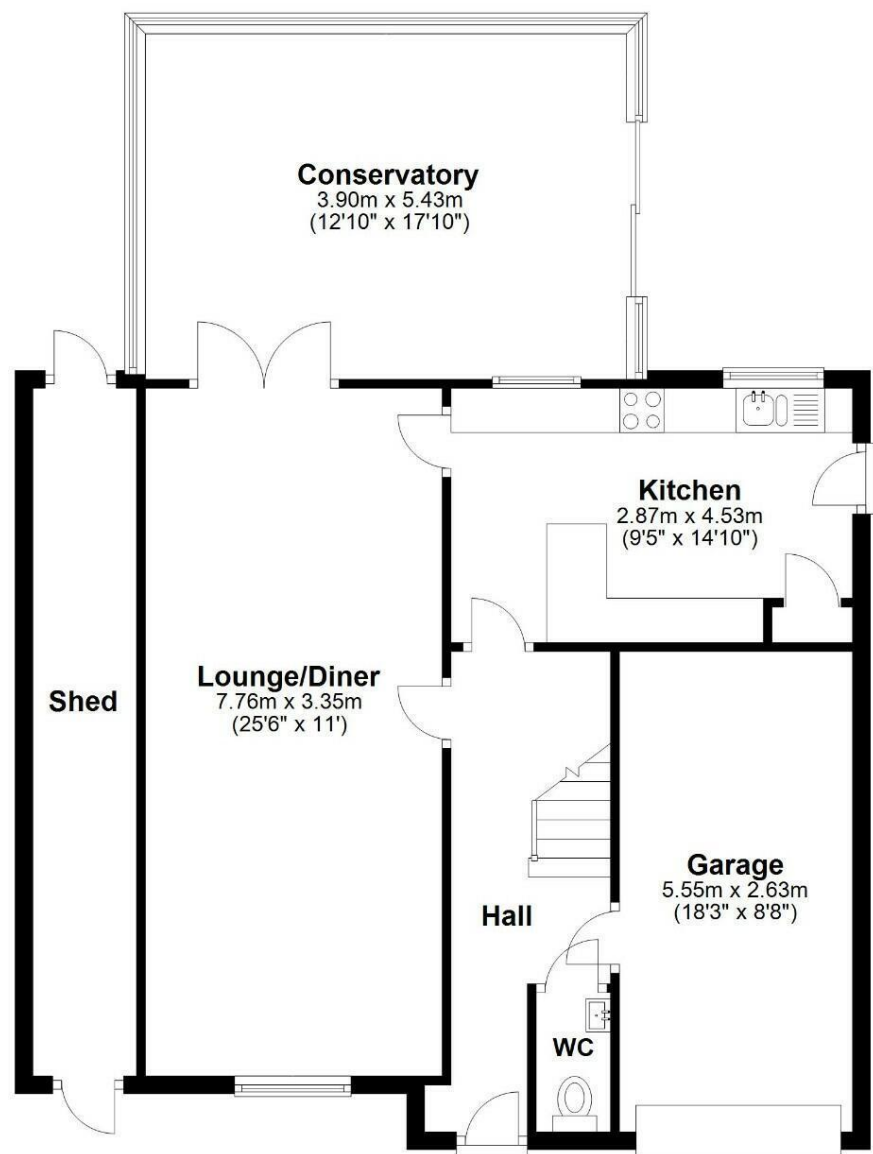
Location

Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth International Airport about 5 miles distant. Excellent infant, junior and senior schools are also within easy reach as is the stunning the New Forest National Park.



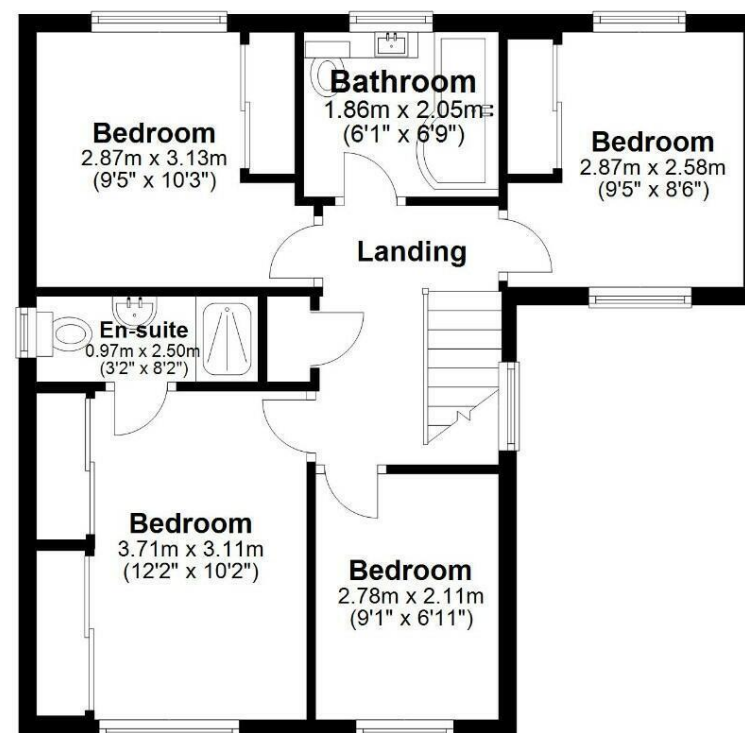
Ground Floor

Approx. 96.9 sq. metres (1042.6 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



Total area: approx. 145.4 sq. metres (1565.1 sq. feet)





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