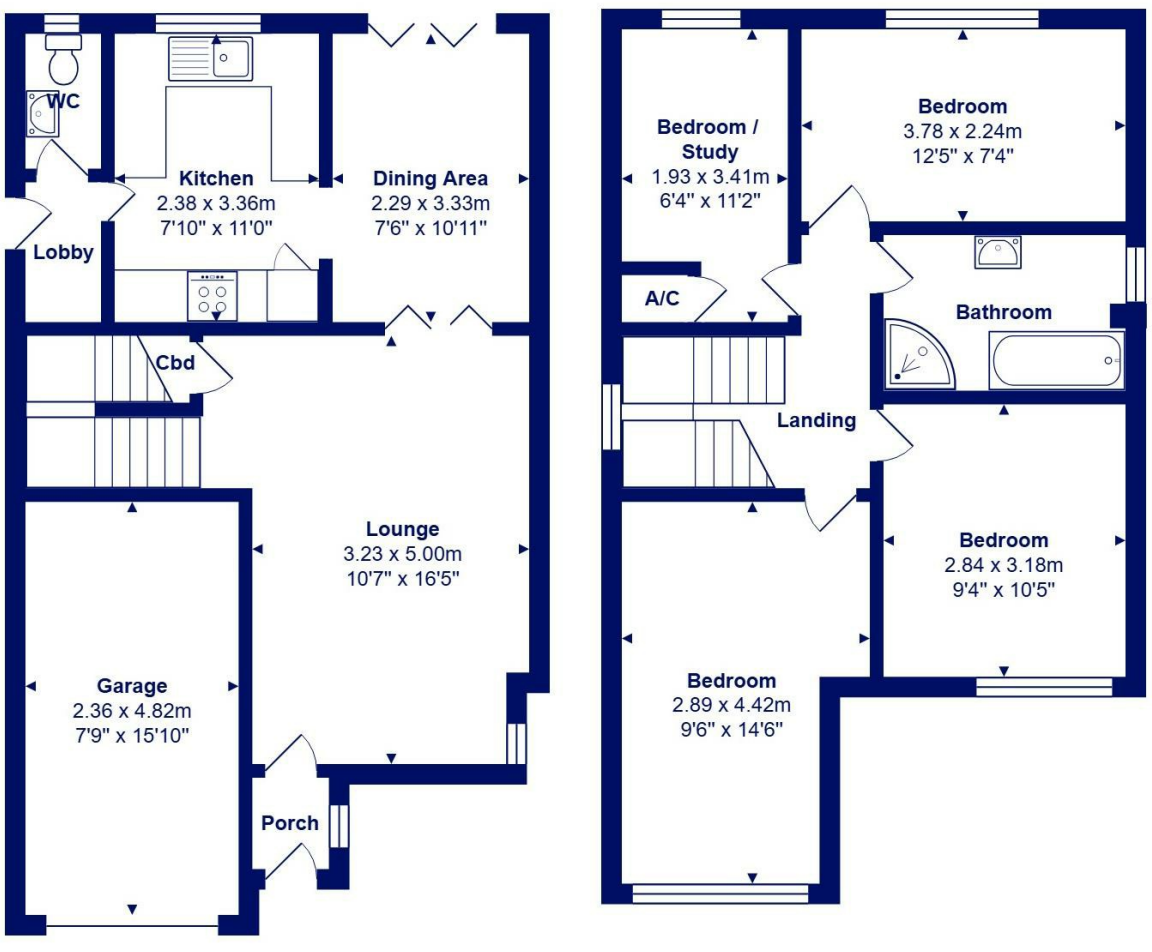
Mitchells

1963 — TODAY

11 Marabout Close, BH23 3DS *£462,000*







Total Area: 92.2 m² ... 992 ft² (excluding garage)

All measurements are approximate and for display purposes only

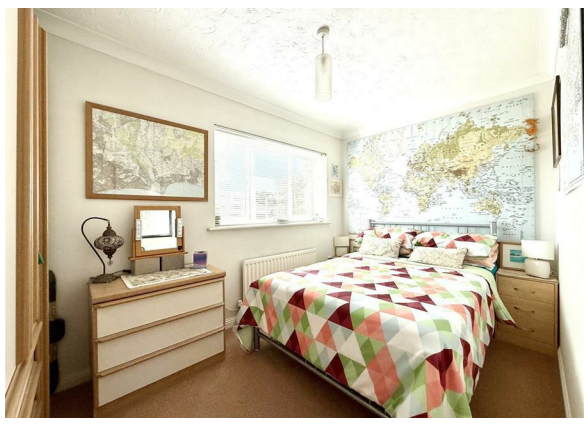
A well presented and spacious four bedroom detached house enviably situated in a quiet cul de sac ajacent to Purewell Meadows Nature Resere with Christchurch town centre a mile away and schools, bus routes and other local amenities within walking distance.

This lovely home features a spacious lounge, open plan kitchen/dining room and w/c on the ground floor with the first floor comprising of four bedrooms and a family bathroom. To the front of the property is driveway parking a single integral garage with an EV Charging point whilst at the rear there is a secluded unoverlooked sunny garden.

- Four bedroom detached house of nearly 1000 sq.ft.
- Large sitting room with plantation shutters and solid wood flooring
- Open plan kitchen/dining room also featuring solid wood flooring
- Ground floor w/c
- Four first floor bedrooms
- First floor family bathroom
- Sunny, private rear garden with summer house and shed
- Driveway parking, a single integral garage with an EV Charging point
- uPVC double glazing and Gas fired central heating
- Close to local amenities, schools, shops and beaches







EPC Rating Band: C
Council Tax Band: E
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC









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