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45 STONY LANE, BURTON BH23 7LG **GUIDE PRICE: £425,000 FREEHOLD**

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Delightful detached bungalow originally constructed by Pennyfarthing homes back in 1991. The property enjoys well proportioned accommodation with a garden and garage.

45 Stony Lane, Burton BH23 7LG
Guide Price: £425,000 Freehold

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Situation:

Stony Lane is a semi-rural location in the attractive village of Burton on the outskirts of the Priory town of Christchurch offering a range of local amenities including village post office/shop.

The Priory which dates back to the 11th Century is situated near where the rivers Stour and Avon meet and incorporates its own natural harbour, which is popular with the avid sailor and rowing enthusiasts.

The New Forest National Park with its 1000's of acres of Woodland, Heathland and out-riding is a short distance away. Nearby beaches can be found at Mudeford (2.4 miles) and Bournemouth (5 miles approx.)

There is a local fast train link to London Waterloo from Christchurch and Hinton Admiral Stations, excellent airport links from Southampton and Bournemouth, as well as excellent ferry links to the Channel Islands and mainland Europe from Poole and Portsmouth.

Description:

Delightful detached bungalow originally constructed by Pennyfarthing homes back in 1991.

Two double bedrooms with the principal bedroom benefiting from an en suite shower room with corner

shower, wash hand basin and low level wc. There is also a built-in cupboard and space for wardrobes. Bedroom two has dual aspect windows and has space for wardrobes.

The lounge is at the rear of the bungalow with side aspect window and sliding patio doors at the rear opening onto the garden. There is a fireplace with space for gas/electric fire.

Separate dining room has a rear aspect window and door leading through to the kitchen. The kitchen has been fitted with roll edge work surfaces to three sides, range of base and eye level units and drawers, inset one and a quarter bowl, single drainer sink unit with mixer tap, inset 4 ring gas hob with extractor over, space for dishwasher. Rear aspect window.

Door to separate utility room with space and plumbing for washing machine and space for tumble dryer. Wall mounted boiler, work surface with inset sink unit, side aspect window and door to garden.

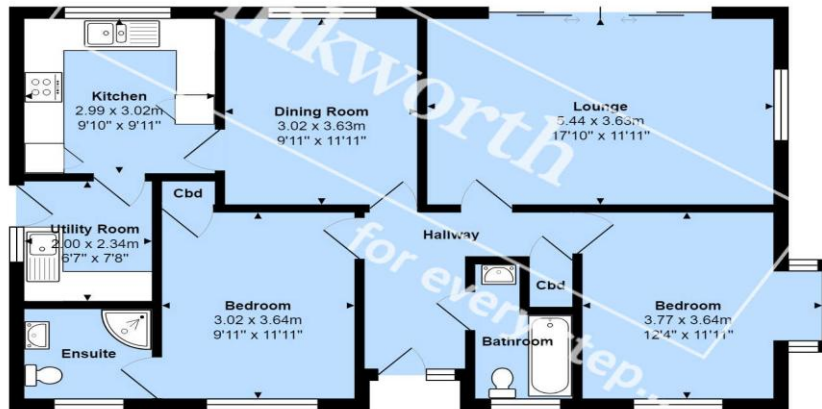
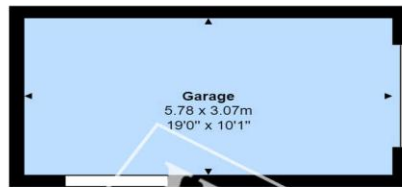
Garage at rear of the property with up and over door, eaves storage space, light and power.

Low maintenance rear garden which has been laid to patio and gravel. The front and side gardens are mainly laid to lawn. Gate to one side provides access from front to rear.

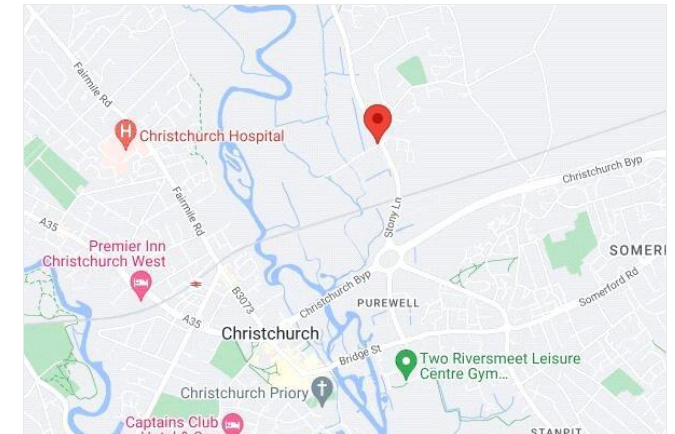
Summary:

- Detached bungalow
- Two double bedrooms
- Lounge
- Separate dining room
- Kitchen
- Utility room
- En suite shower room & family bathroom
- Garage & off road parking
- Low maintenance rear garden
- Lawn area to the side & front
- Could benefit from some updating now
- No forward chain
- BCP Council Tax - band "E"





Total Area: 87.4 m² ... 941 ft² (excluding garage)
All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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