



Connells

Durlston Crescent
Christchurch

Durlston Crescent Christchurch BH23 2ST

for sale offers in excess of
£575,000



Property Description

Nestled in a highly sought-after location, Durlston Crescent offers a perfect blend of comfortable family living and exceptional convenience. Located just moments from the breathtaking St Catherine's Hill—a Site of Special Scientific Interest renowned for its sweeping panoramic views and scenic walking trails—this home is an idyllic retreat for those who appreciate nature. Families will also benefit from being within the prestigious Twynham School catchment area, while the vibrant town centre of Christchurch, with its historic Priory, bustling quay, and array of fine dining, is only 2.5 miles away.

The property itself is exceptionally versatile and well-proportioned. The ground floor currently features a functional kitchen, a spacious L-shaped lounge and dining area warmed by a charming log burner, and a bright conservatory that flows out to a sunny, south-westerly facing garden. Designed for modern life, the home includes a ground floor wet room and utility area, offering practical convenience. Upstairs, you will find four spacious double bedrooms—one of which is perfectly suited as a home office—alongside a family bathroom and a separate shower room.

Outside, the property continues to impress with a block-paved driveway, an integral garage, and a beautifully landscaped rear garden. With its generous patio areas, the garden provides an effortless space for outdoor entertaining under the afternoon sun.

Approach

Wide block paved driveway providing ample off road parking and access to the integral garage. Side access to the rear garden. Door to the;

Entrance Porch

Front aspect UPVC double glazed door and side windows, tiled flooring, recessed spotlights, built in shoe storage, access to garage via glazed door.

Hallway

Tiled flooring, radiator, understairs cupboard.

Wc

Front aspect UPVC double glazed window, fully tiled walls and floor, WC and sink, ceiling light.

Lounge/Diner

L-shaped lounge with rear aspect UPVC double glazed window and double sliding doors, woodburner, tiled flooring, radiator, electrical sockets and LED lighting.

Kitchen

Front aspect UPVC double glazed window, tiled flooring, integrated double oven, gas

hob, integrated dishwasher, matching wall and base units, electrical sockets, space for fridge freezer.

Conservatory

Brick and UPVC construction, tiled flooring, radiator, wall lighting.

Utility Room

Matching wall and base units, plumbing for washing machine, sink and drainer, radiator, tiled walls.

Wet Room

Suite comprising shower, WC and sink, fully tiled walls and flooring, extractor fan.

Bedroom 1

Rear aspect UPVC double glazed window, carpeted flooring, radiator, pendant lighting, electric sockets and storage cupboard and wardrobe

Bedroom 2

Rear aspect UPVC double glazed window radiator, carpeted flooring, pendant lighting and built in wardrobe.

Bedroom 3

Front aspect UPVC double glazed window, laminate flooring, sliding glass fronted wardrobe, radiator, LED lighting and electrical sockets.

Bedroom 4

Rear aspect UPVC double glazed window with roller blind, laminate flooring, LED lighting, built in storage cupboard, radiator and electric sockets.

Shower Room

Front aspect double glazed window, suite comprising bath with shower over, sink and WC, Tiled flooring and walls, ceiling light and extractor fan.

Bathroom

Front aspect UPVC double glazed window, fully tiled walls, walk in shower with glass screen, recessed spotlights, extractor fan, tiled flooring, WC and vanity sink.

Garage

Up and over door. Tiled flooring, separate room to the rear housing the boiler and water tanks.

Outside

A generous, private rear garden featuring a large paved terrace ideal for outdoor dining, leading onto a central lawn bordered by mature trees and established planting. The garden enjoys a lovely sense of seclusion and includes a useful timber summerhouse/shed, making it perfect for relaxing or entertaining.

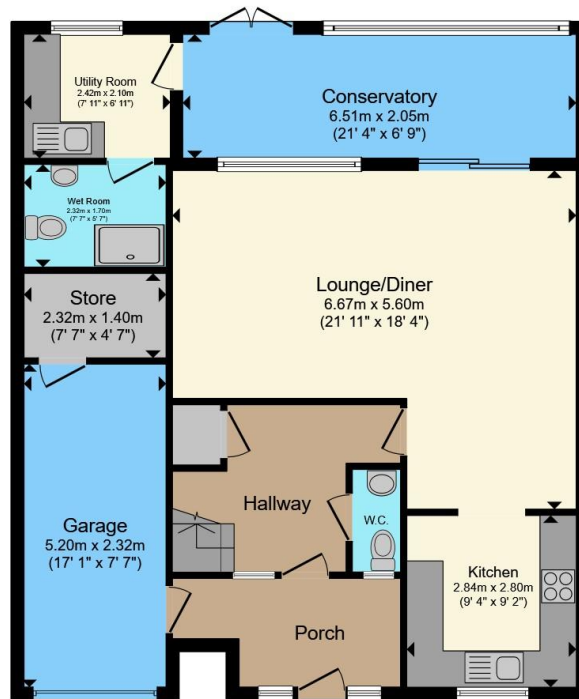
Agents Notes;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

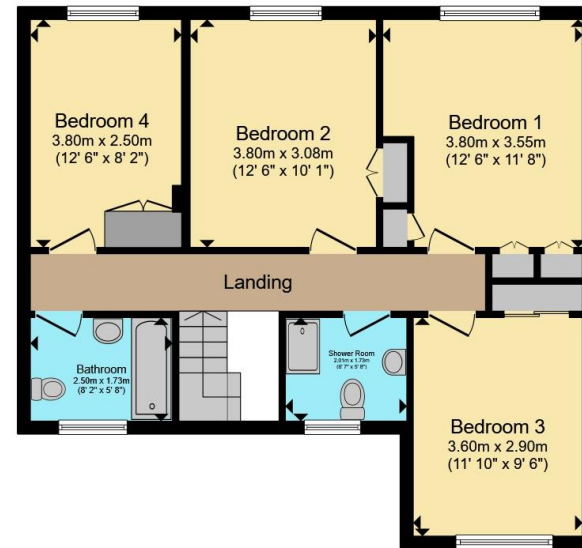








Ground Floor



First Floor

Total floor area 163.3 m² (1,757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306677



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