



38 Le Patourel Close



# 38 Le Patourel Close

Christchurch, Dorset, BH23 3EE

£379,950

This immaculately presented home has been refurbished to a very high standard and benefits from four double bedrooms as well as being located towards the end of this popular cul de sac being adjacent to and backing onto a local Nature Reserve.

The accommodation comprises of a bright and spacious entrance hallway, modern fitted kitchen, large lounge/dining room with by-fold doors to the beautiful enclosed rear garden, conservatory, utility cupboard, master bedroom with modern ensuite shower room, three further double bedrooms and a modern fitted family bathroom

The property has been well cared for by the current owners and has benefits including double glazing and gas fired central heating supplied by a modern boiler. An early internal inspection is advised to fully appreciate the attention to detail and high specification of this beautiful home.



## Entrance Hallway

**Kitchen 9' 5" x 6' 6" (2.87m x 1.98m)**

**Lounge/Dining Room 18' 7" x 12' 6" (5.66m x 3.81m)**

**Conservatory 10' 10" x 9' 5" (3.30m x 2.87m)**

## Utility Cupboard

**Bedroom One 12' 1" max x 11' 6" (3.68m x 3.50m)**

## Ensuite Shower Room

**Bedroom Two 12' 2" x 9' 8" (3.71m x 2.94m)**

**Bedroom Three 15' 2" x 8' 7" (4.62m x 2.61m)**

**Bedroom Four 8' 8" x 7' 2" (2.64m x 2.18m)**

## Family Bathroom

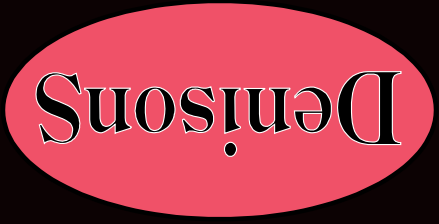
## Services

We understand that mains, gas, electric, water and drainage are all connected. Christchurch Borough Council. Tax band D.

## Directions

From our office in Christchurch proceed to the top of the High Street and at the Fountain Way roundabout turn right and head along the dual carriageway upon reaching the next roundabout take the third exit into Purewell Cross Road and approx. two thirds of the way along turn left into Normandy Drive, from here take the first turning left into LE Patourel Close proceed to the end of the cul de sac where the property can be found on the left hand side.





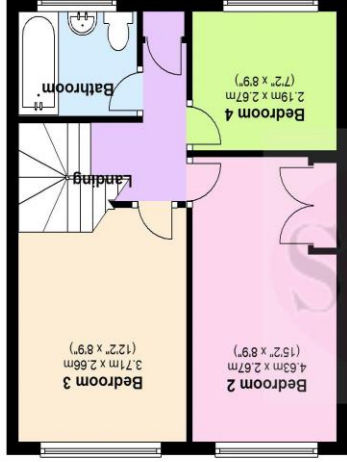
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		A	(92-100)
		B	(81-91)
		C	(69-80)
		D	(55-68)
		E	(39-54)
		F	(21-38)
		G	(1-20)
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		64	81
England, Scotland & Wales			



First Floor



Ground Floor