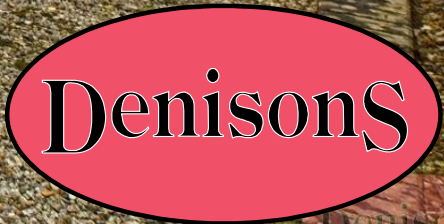




THE
LODGE

9 Springfield Avenue



9 Springfield Avenue

Christchurch, BH23 2PE

£585,000

Nestled at the end of a tranquil cul-de-sac, lies a stunning two bedroom detached bungalow in an exclusive location of West Christchurch. The property boasts ample parking space for several vehicles, including a garage, making it ideal for those with a penchant for collecting cars or entertaining guests. Inside, the property is designed to offer a perfect blend of comfort and elegance. The lounge/dining area is spacious, airy, and leads into a delightful orangery that floods the room with natural light. The well-appointed kitchen is equipped with integrated appliances and features a convenient breakfast bar. Additionally, it has side access to a beautifully paved patio area, perfect for outdoor dining or hosting barbecues. The luxurious master bedroom, complete with fitted wardrobes, overlooks the sprawling garden and is bathed in natural light. The second bedroom is equally impressive, with access to a serene decking area and lush garden beyond, making it the perfect spot for a morning cup of coffee. The property benefits from a well appointed family bathroom and additional shower room, perfect for guests. The large wraparound garden is meticulously landscaped, with plenty of lawn and patio space, offering ample room for outdoor activities. The property also features side access to a single garage, providing additional storage space and convenience.



Lounge/Diner 21' 0" x 12' 11" (6.40m x 3.93m)

Sun Room 17' 10" x 8' 11" (5.43m x 2.72m)

Kitchen 8' 7" x 11' 11" (2.61m x 3.63m)

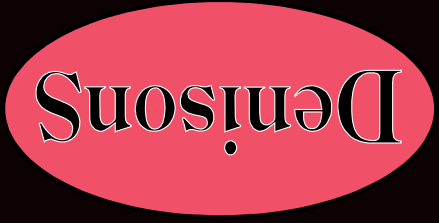
Bedroom 1 14' 0" x 11' 10" (4.26m x 3.60m)

Bedroom 2 10' 11" x 10' 0" (3.32m x 3.05m)

Garage 9' 2" x 18' 3" (2.79m x 5.56m)

Workshop 8' 1" x 9' 11" (2.46m x 3.02m)





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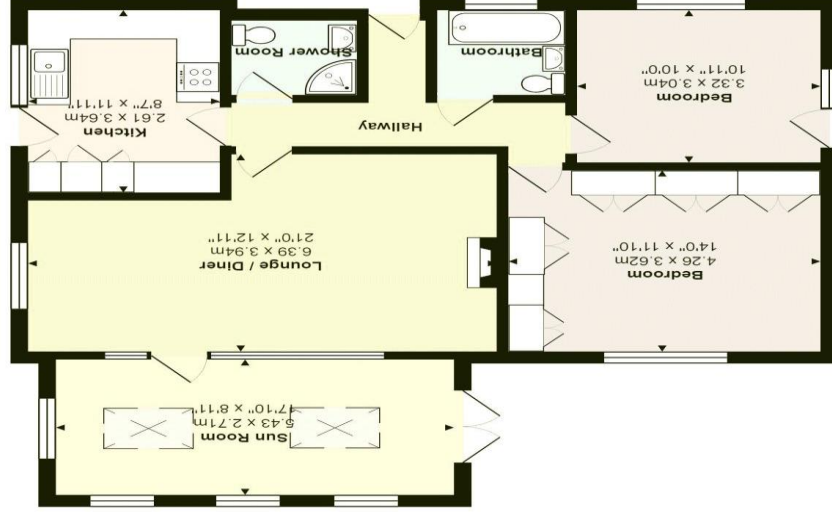
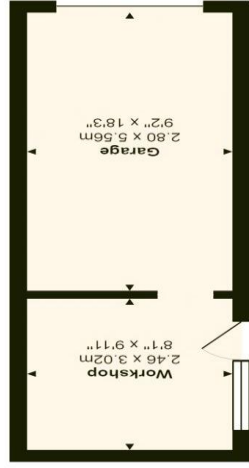
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Total Area: 113.1 m² ... 1217 ft²
 All measurements are approximate and for display purposes only

