



7 Driftwood Park



DenisonS

7 Driftwood Park

Christchurch, Dorset, BH23 2GA

Offers in Excess of £850,000

A WELL PRESENTED THREE/FOUR BEDROOM DETACHED EXECUTIVE HOME which was constructed by Antler Homes. The property has been finished to an exceptionally high standard and has been well cared for by the present owners. Upon entering the property, you have a feeling of bright and airy accommodation that is comprised of a well-appointed kitchen/breakfast room, (that leads out onto the well maintained landscaped garden) spacious living area, WC, office that could be used as a potential fourth bedroom and a utility area. To the first floor, the landing is particularly spacious and gives access to the three double bedrooms and a family bathroom. The master bedroom benefits from an en-suite bath and shower room and walk in dressing room. Benefits of this property include a double garage with internal access, off-road parking for multiple vehicles, Twynham School catchment and is located in a sought-after cul-de-sac. We strongly recommend an early internal viewing to fully appreciate the accommodation that this property has to offer.



Entrance Hallway 11' 9" x 6' 0" (3.58m x 1.83m)

WC 3' 10" x 5' 0" (1.17m x 1.52m)

Kitchen 20' 6" x 15' 11" (6.24m x 4.85m)

Utility room 6' 3" x 6' 0" (1.90m x 1.83m)

Office 10' 11" x 10' 1" (3.32m x 3.07m)

Living Room 30' 11" x 13' 3" (9.42m x 4.04m)

First floor landing 12' 2" x 8' 6" (3.71m x 2.59m)

Bedroom 16' 3" x 15' 6" (4.95m x 4.72m)

Bedroom 12' 10" x 15' 5" (3.91m x 4.70m)

Family Bathroom 7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom 14' 8" x 13' 4" (4.47m x 4.06m)

Walk In Wardrobe 6' 5" x 7' 3" (1.95m x 2.21m)





Approximate total area⁽¹⁾

1 897.85 ft²

Reduced headroom

59.75 ft²

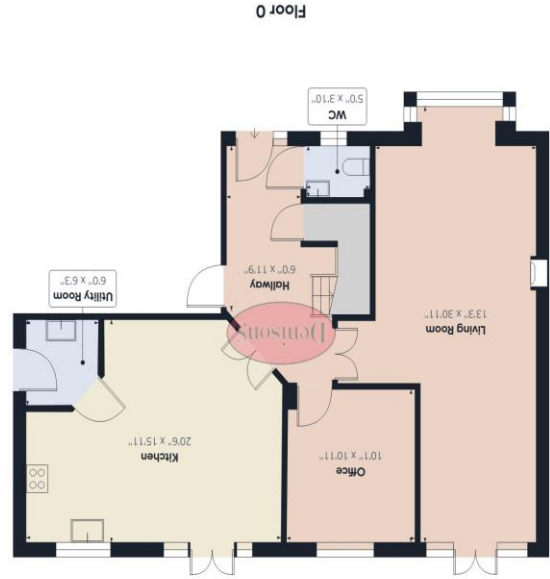
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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