



35

ELDERBERRY LANE

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DenisonS

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Christchurch, BH23 3RW

£460,000

An extended and well presented **THREE DOUBLE BEDROOM FAMILY HOME**, ideally positioned and being close to local shops, Mundeford Quay, Avon Beach and schools while offering **SPACIOUS ACCOMMODATION** throughout. The property has been **EXTENDED AND REFURBISHED** to a very high standard by the current vendors. The property benefits from having three double bedrooms, modern kitchen, utility room, good size family bathroom with a separate shower. The large living room and a separate dining room have solid wooden flooring and bi-folds leading out to the garden. Benefits include private garden with plenty of storage and off road parking for two vehicles. We strongly recommend an internal viewing to appreciate what the property has to offer.



Porch

Lounge 13' 0" x 17' 6" (3.96m x 5.33m)

Kitchen 9' 9" x 10' 9" (2.97m x 3.27m)

Dining Room 12' 10" x 8' 11" (3.91m x 2.72m)

Conservatory 12' 10" x 8' 11" (3.91m x 2.72m)

Lobby

Downstairs WC

Utility Room

Bedroom One 12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom Two 12' 10" x 9' 0" (3.91m x 2.74m)

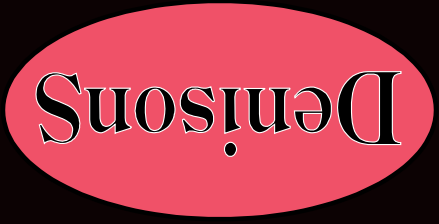
Bedroom Three 9' 8" x 8' 11" (2.94m x 2.72m)

Family Bathroom 6' 7" x 9' 1" (2.01m x 2.77m)

Garage 10' 9" x 9' 6" (3.27m x 2.89m)

Store` 7' 8" x 7' 4" (2.34m x 2.23m)





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All measurements are approximate and for display purposes only.