



47 Canberra Road

Christchurch, BH23 2HN

SPENCERS
COASTAL





Spencers are delighted to present this beautifully extended and well-maintained three-bedroom detached family home with potential to extend (STPP); ideally situated in the highly sought-after and convenient area of West Christchurch

The Property

Guide Price £500,000 - £525,000

Upon entering the home, you are welcomed by a bright entrance hallway with stairs to the first floor, a convenient downstairs WC, and a useful under-stairs storage cupboard.

Double doors open into the lounge, a warm and inviting space located at the front of the property. This room features a charming bay window, flooding the room with natural light, and attractive wood-effect laminate flooring that enhances the contemporary feel.

To the rear of the property lies the heart of the home: a generous open-plan kitchen, dining, and living area. This beautifully designed space is perfect for entertaining or spending quality family time. It boasts double patio doors and a window overlooking the garden, a feature log burner for cosy evenings, and ample room for a large dining table or a comfortable seating area.

The stylish and functional kitchen is a standout feature, centred around a sleek square island with quartz worktop, breakfast bar, inset five-ring gas hob, pop-up power points, and a downdraft extractor fan. High-spec appliances include an eye-level oven and grill, two warming drawers, and a built-in coffee machine. Additional features include an integrated dishwasher, wine fridge, space for a washing machine, and space for an American-style fridge freezer. A one-and-a-half bowl sink with drainer and an array of high- and low-level units complete this contemporary culinary space.

£500,000



2



3



1





Located within the prestigious Twynham School catchment, this property offers spacious open-plan living and modern fittings throughout

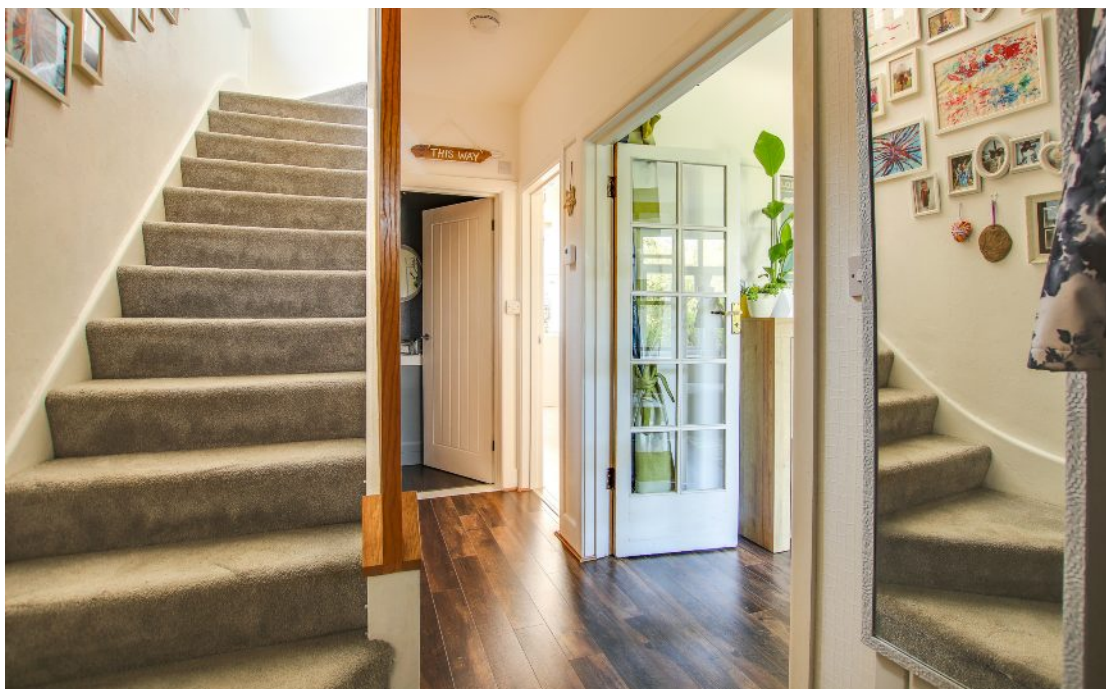
The Property Continued ...

Upstairs, the property offers two generous double bedrooms and a comfortable single bedroom, ideal as a nursery or home office.

The modern family shower room is fully tiled and features a glass-enclosed shower cubicle, vanity wash basin with storage below, and a corner WC.

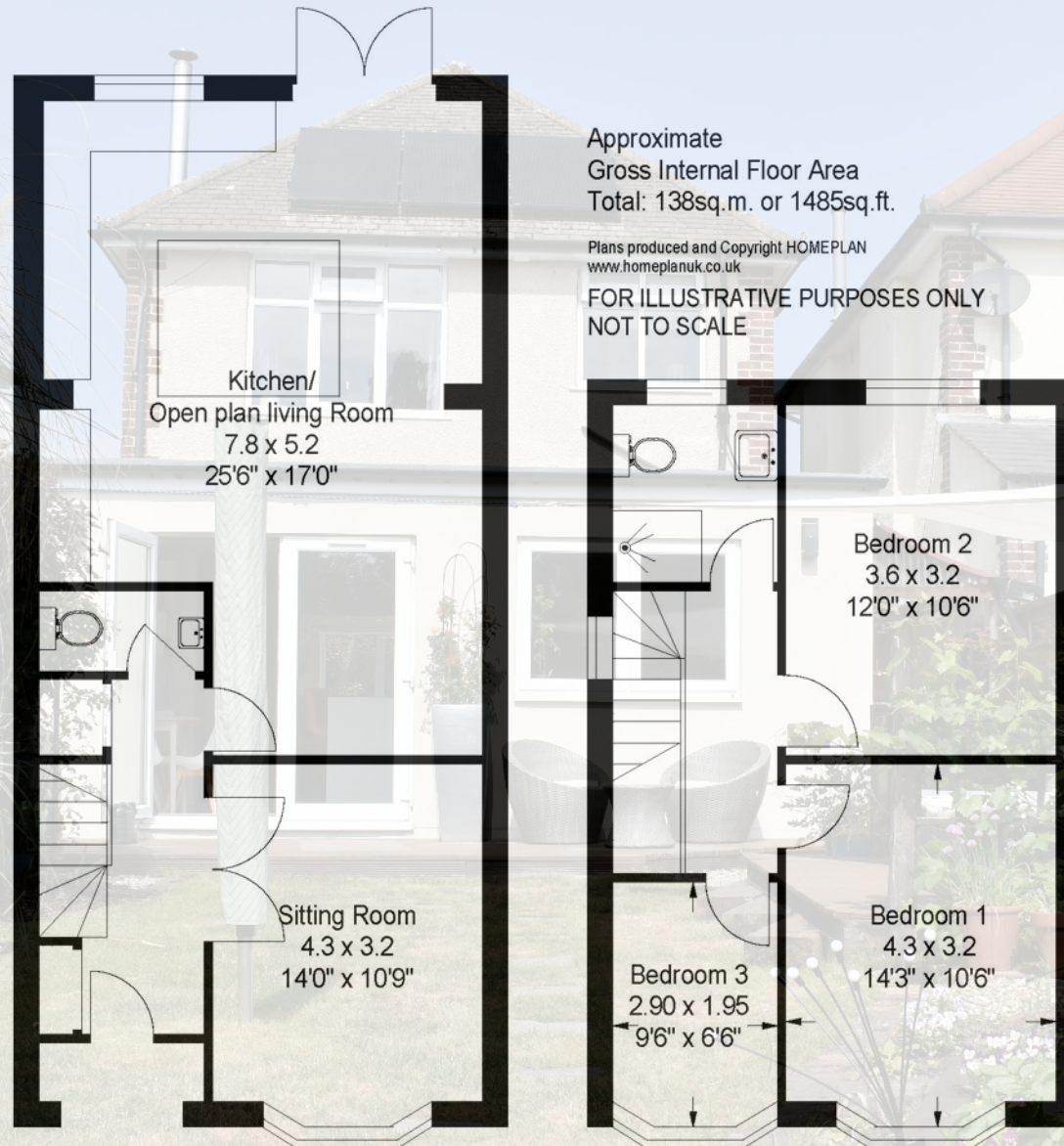
Property Video

Point your camera at the QR code below to view our professionally produced video.









Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Further benefits include ample off-road parking, and a sunny south-easterly facing garden—perfect for growing families or those seeking stylish and flexible living spaces

Outside

The south-easterly facing rear garden is a tranquil outdoor haven, predominantly laid to lawn with mature trees, flowering shrubs, and raised flower beds. A decked patio provides the ideal spot for al fresco dining or summer gatherings. Additional features include a pond, gravelled seating area, and a charming summerhouse which benefits from an electricity supply. Covered side access leads to the front of the property. To the front, a gravel driveway offers ample off-road parking for multiple vehicles. This exceptional property effortlessly combines practical living with modern style in a prime location, making it an un-missable opportunity for discerning buyers.

Additional Information

Energy Performance Rating: B Current: 83 Potential: 85

Council Tax Band: D

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Solar Panels: Yes

Agents Note: A 2.9kWh Solar PV system (MSC certified) was installed by an established local firm based in Ferndown. An energy diverter (MyEnergi “Eddi”) uses excess solar energy to heat water (tank in the loft). Currently an export tariff with Octopus Energy pays 15p/kWh for any unused solar energy that is fed back into the National Grid.

The loft is fully insulated (fibre rolls, not foam), the house has cavity wall insulation and in comparison very low running costs. The boiler was new installed in 2020 and gets very little usage, and the house was re-wired in 2020. Boiler as well as Wood Burner (5kW DEFRA) receive yearly service & maintenance.





The Local Area

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Quay and harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

Points Of Interest



Christchurch Town Centre	1.4 Miles
St Catherine's Hill	1.1 Miles
Christchurch Quay	2.1 Miles
Christchurch Train Station	1.3 Miles
Captains Club Hotel	1.8 Miles
Harbour Hotel & Spa	3.4 Miles
Southbourne Beach	2.8 Miles
Twynham Primary School	1.3 Miles
Twynham School	1.6 Miles
Bournemouth Airport	3.0 Miles
Bournemouth Centre	4.4 Miles
London	2 hours by train



For more information or to arrange a viewing please contact us:

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