



21 Whitehayes Road

Burton, Christchurch, BH23 7PB

SPENCERS
COASTAL





Nestled on one of the most desirable roads in the Village of Burton, this attractive detached chalet bungalow boasts a spacious rear garden with a sunny southerly aspect and is adjacent to a local park. Featuring three double bedrooms and a double-length garage, this property offers both comfort and convenience

The Property

Upon entering, a welcoming porch leads to the entrance hall. The lounge/dining room is a spacious area that features twin double French doors, which open directly to the patio and rear garden, making it ideal for entertaining.

The kitchen/breakfast room is equipped with a range of fitted units, worktops with matching splashbacks, and modern appliances, including space and plumbing for a washing machine and a slimline dishwasher. It also features an integrated oven, a 5-ring gas hob with a glass splashback and extractor hood; as well as a wall-mounted 'Worcester Bosch' boiler and additional space for a fridge/freezer, along with a ceramic twin bowl sink with a mixer tap. There is also a large walk-in, enclosed storage cupboard which sits under the staircase. A rear door leads to the garden.

Bedroom one features a bay window overlooking the front as well as ample space for wardrobes and additional furniture, while bedroom two offers two newly fitted full height wardrobes with shelving and hanging rails.

The bathroom is designed with a contemporary suite, comprising a panelled bath with a hinged glass screen, a mono mixer tap with shower kit, a basin with a cupboard underneath, and an enclosed WC. A heated towel rail and an eye-level full-height cupboard provide additional storage.

£600,000





With off-road parking for several vehicles, including space for a boat or caravan, the bungalow is approximately 1.5 miles from Christchurch Town Centre. The village itself provides a range of amenities, including a local shop on the picturesque village green, a pharmacy, a day nursery/pre-school, a junior school, and a church

The Property Continued...

Stairs from the entrance hall lead to the first floor, where a landing with a large inbuilt storage cupboard offers access hatches to the roof void.

The spacious bedroom on this floor includes newly fitted cupboards with shelving, additional wardrobes, a front facing dormer window and an additional 'Velux' skylight as well as access to the roof void for additional storage.

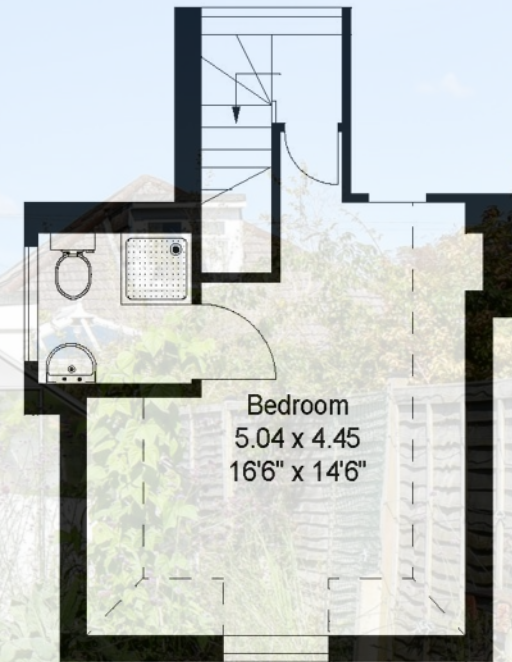
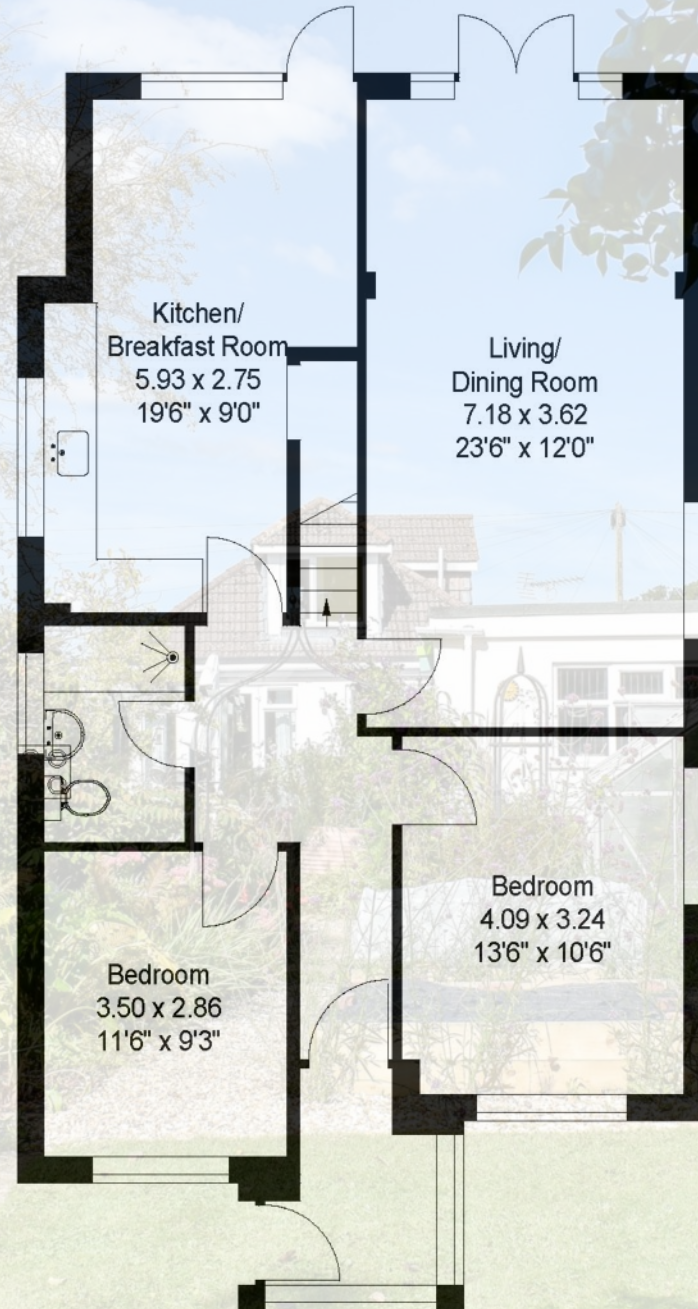
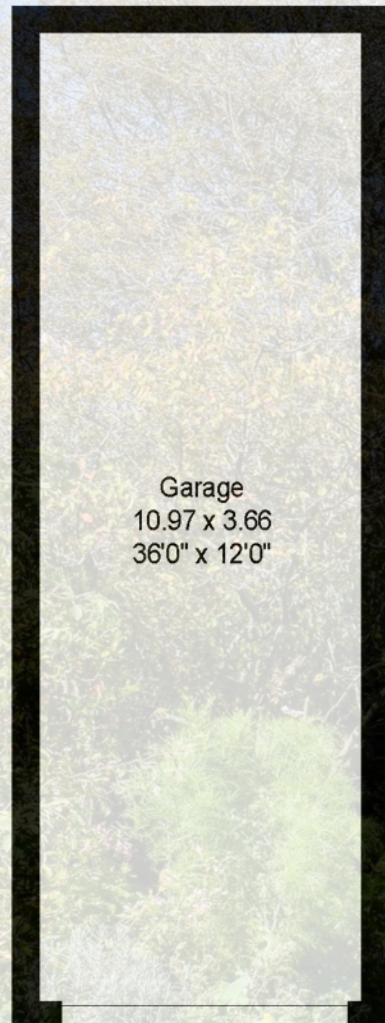
An en-suite shower room features a fully tiled shower cubicle, a corner basin, and a WC as well as a generous full height cupboard just outside, providing the ideal space linen storage.

Property Video

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



FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 105sq.m. or 1130sq.ft.
(Eaves Areas:6sq.m. or 65sq.ft.)
Garage: 40sq.m. or 431sq.ft.

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NOT TO SCALE



Grounds & Gardens

The front garden provides off-road parking for several cars, with a block-paved driveway that ensures easy maintenance. A detached double-length garage features an up-and-over door, electric power, and light, along with four double-glazed windows and a side personal door.

Double timber gates from the driveway lead to the superb rear garden, which enjoys a southerly aspect. This garden includes a decking area with an Indian sandstone paved patio, bordered by shrubs and flowers. A trellised arch leads to the rear section, which contains an aluminum-framed greenhouse and a large pergola, complemented by a lush lawn surrounded by mature shrubs and flowers.

Additional Information

Energy Performance Rating: C Current: 73 Potential: 84

Council Tax Band: E

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available at the property

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

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 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.



The Situation

This delightful home is situated in the small village of Burton, close to the local school, doctor's surgery, two gastro pubs and shop. It is situated on the edge of the Avon Valley, approximately two miles from the harbour-side town of Christchurch, with easy access to the south coasts stunning beaches at Bournemouth and Poole.

Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with a mainline station and a good variety of independent and national brands (from Boots to Waitrose).

It has become something of a foodie destination: chock-a-block with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay or The Noisy Lobster on Avon beach. It is also the venue for a popular food and wine festival that attracts some high-profile chefs. Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head.

Points Of Interest

Burton News & Stores	0.2 Miles
The Woolpack	2.0 Miles
The Bear of Burton	0.8 Miles
Highcliffe Castle & Beach	3.1 Miles
Hengistbury Head	3.6 Miles
Christchurch Train Station	1.9 Miles
Castlepoint Shopping Centre	4.9 Miles
Bournemouth Airport	7.4 Miles
New Milton Centre and Train Station	6.4 Miles
New Forest National Park	5.0 Miles
Sainsburys, Christchurch	2.1 Miles



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

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