



32 Footners Lane

*Burton, Christchurch, BH23 7NT*

SPENCERS  
COASTAL





*A delightful three-bedroom detached bungalow located on a popular road in the village of Burton. It is within walking distance of the village green and nearby amenities, and just a short drive from the coastal town of Christchurch and the New Forest*

## The Property

The property features two ground-floor bedrooms. The primary bedroom provides ample space for storage and furniture and includes a large bay window overlooking the front drive.

Serviced by a modern three-piece shower room, which includes a walk-in shower cubicle, WC, and hand washbasin, all with fully tiled walls and floors.

At the end of the hallway, the property features a bright kitchen, dining, and living area, with sliding doors that open onto the rear patio and garden.

The contemporary kitchen features stylish laminate flooring and a range of navy blue wall, floor, and drawer units, with quality work surfaces and a tiled splashback. It also includes space and plumbing for white goods.

**£575,000**

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*The property also offers ample off-road parking for several vehicles, a carport, and a garage*

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## The Property Continued...

From the dining area, stairs lead to the first-floor accommodation, which includes a double bedroom suite serviced by a three-piece family bathroom. The bathroom features a white panelled bath with a tiled wall behind.

**Agents Note:** The aviary set in the front garden will be removed prior to completion.

## Property Video

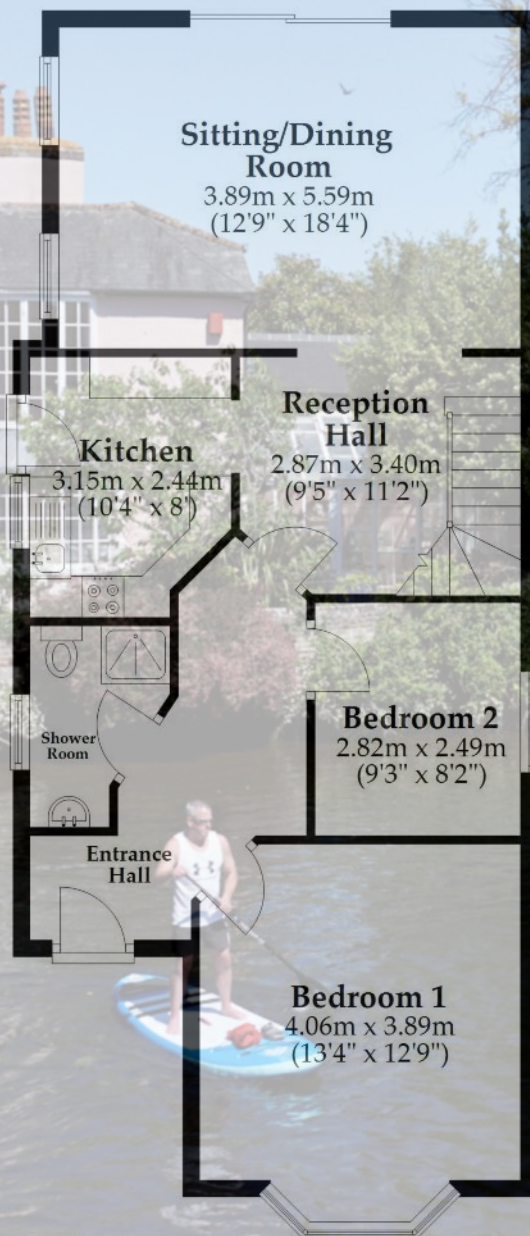
Point your camera at the QR code below to view our professionally produced video.





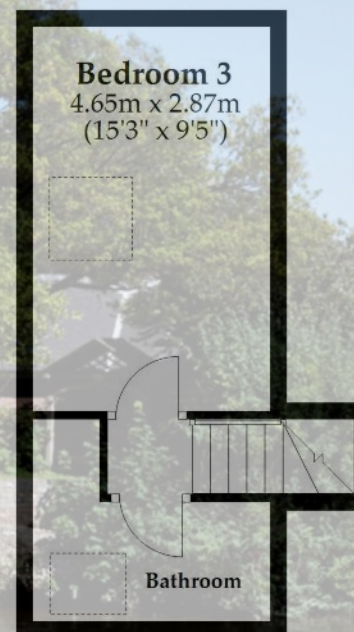
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor



## FLOOR PLAN

## First Floor



This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





## Grounds & Gardens

The property is accessed via a tree-lined lane leading to a tarmac driveway with ample off-road parking, which continues to the carport and single garage. The rear garden offers privacy with mature trees and shrubs, and a raised decking area provides an ideal spot for alfresco dining.

## 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.







## Services

Energy Performance Rating: D Current: 57 Potential: 82

Council Tax Band: E

Tenure: Freehold

All mains services connected

## Points Of Interest

Burton News & Stores	0.1 Miles
The Woolpack	1.7 Miles
The Bear of Burton	0.8 Miles
Highcliffe Castle & Beach	4.2 Miles
Hengistbury Head	4.1 Miles
Christchurch Train Station	2.2 Miles
Castlepoint Shopping Centre	5.3 Miles
Bournemouth Airport	4.6 Miles
Bournemouth Town Centre	7.0 Miles

## 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.





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

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