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44 PEAR TREE CLOSE, BRANSGORE, CHRISTCHURCH BH23 8NH **£439,950 FREEHOLD**

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# An extended and well presented family home situated in a quiet residential location in the village of Bransgore. The property enjoys a delightful outlook at the rear over the village Cricket ground.

44 Pear Tree Close, Bransgore, BH23 8NH

Price: **£439,950**

Tenure: **Freehold**

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## Situation:

This impressive semi-detached house has been extended, improved and well maintained by the current owners. The well presented family orientated accommodation comprises two separate reception rooms, a spacious kitchen/breakfast room, a ground floor cloakroom, four good size bedrooms and a family bathroom.

Further benefits include a brick paved Driveway and a low maintenance south facing rear garden with excellent views over the village Cricket Ground to the rear.

The property is situated in a quiet cul-de-sac backing onto the village Cricket Ground and within a stone's throw of the village centre which offers an excellent range of amenities to include a good selection of shops, two Medical Centres, three Public Houses and a most popular Primary School, which is in turn a feeder for the highly regarded Ringwood and Highcliffe Comprehensives.

The New Forest National Park is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

## Description:

The ground floor offers two separate formal reception rooms, one currently used as a dining room and the other a lounge with a feature fireplace and sliding doors opening to the rear garden.

A good sized kitchen/breakfast room offers a comprehensive selection of "Shaker" style cupboard and drawer units, there is a fitted double oven and grill with inset gas hob and extractor hood over and space for a selection of appliances. A window provides a pleasant outlook over the rear garden, whilst a door to the side provides external access.

In addition, the ground floor offers a convenient cloakroom with WC and wash hand basin.

To the first floor, bedrooms one and two are both good size doubles with the principal bedroom enjoying fitted wardrobes.

Bedrooms three and four both enjoy an open aspect over the village Cricket Ground to the rear.

The family Bathroom offers a matching white 3-piece suite incorporating a bath with shower over and is further complemented by fully tiled walls and an obscured window to the rear.

To the front of the property is a brick paved driveway. A pathway leads via a side gate to the rear garden.

Immediately abutting the rear of the house is a paved patio, whilst the remainder of the garden is laid to artificial lawn with raised shrub and flower borders. The garden enjoys a southerly aspect with views over the neighbouring Cricket ground. In addition, there is a timber framed garden shed to one corner.

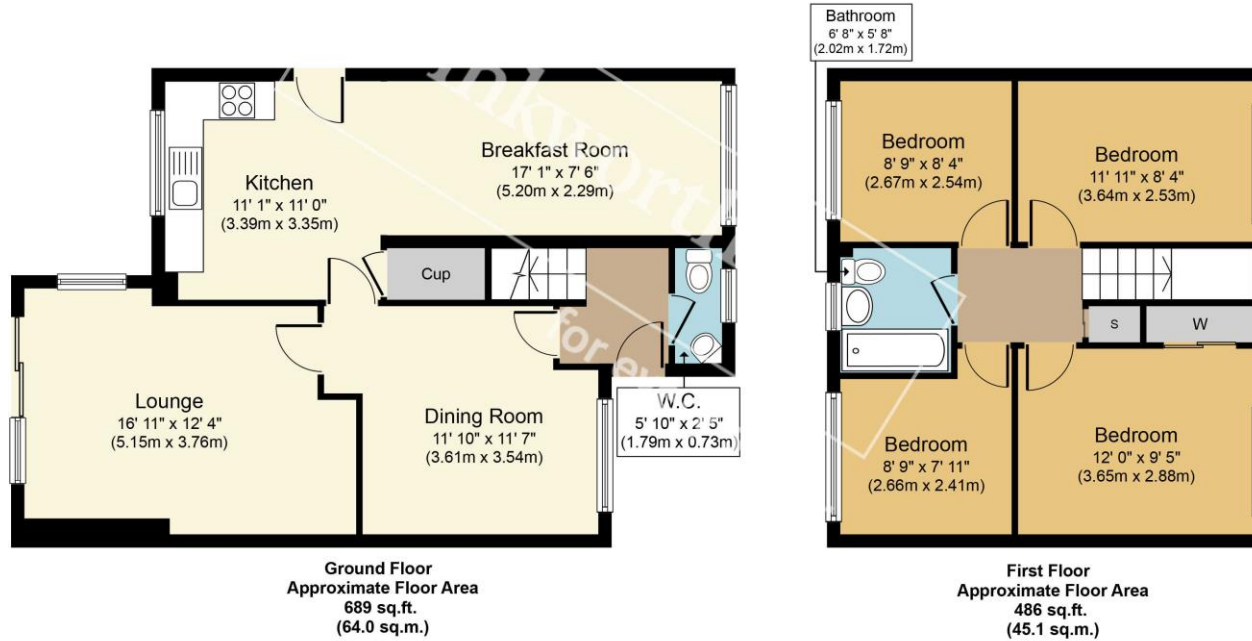
## Summary:

- Well presented semi detached house
- Four bedrooms
- Lounge & separate dining room
- Kitchen/breakfast room
- Family bathroom
- Ground floor cloakroom
- Off road parking
- South facing garden
- Outlook over recreation ground at rear
- Quiet cul-de-sac location
- No forward chain
- New Forest Council - Tax band = "D"









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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