



9 Donnington Drive

DenisonS



# 9 Donnington Drive

Christchurch, BH23 4SZ

£575,000 offers in excess

Situated in a sought-after cul-de-sac, this four-bedroom detached residence offers a rare opportunity to secure a spacious family home in a fantastic location. Set on a generous plot with potential to extend (subject to planning permission), the property combines flexible living with scope for future development. The accommodation includes a modern open-plan kitchen, a separate utility room, and a bright conservatory currently used as a playroom. A well-proportioned lounge provides a comfortable and relaxing living space, ideal for family time or entertaining. While some aspects of the home remain unfinished, this allows the next owners to add their own personal touch and style. Additional highlights include a garage and driveway parking for multiple vehicles, a quiet cul-de-sac setting, and a short stroll to Avon Beach and Steamer Point — perfect for those who enjoy coastal living. The property also falls within the catchment area for several highly regarded schools, making it an excellent choice for families. This is a great property in a great location — offering space, versatility, and lifestyle. Viewings are highly recommended to truly appreciate all that's on offer.



**Porch & Entrance Hall 18' 0" x 5' 5" (5.48m x 1.65m)**

**Kitchen 15' 4" x 7' 8" (4.67m x 2.34m)**

**Dining Room 12' 2" x 10' 8" (3.71m x 3.25m)**

**Conservatory 9' 5" x 9' 5" (2.87m x 2.87m)**

**Living Room 11' 8" x 10' 8" (3.55m x 3.25m)**

**Bedroom One 13' 2" x 10' 8" (4.01m x 3.25m)**

**Bedroom Twon 11' 4" x 11' 4" (3.45m x 3.45m)**

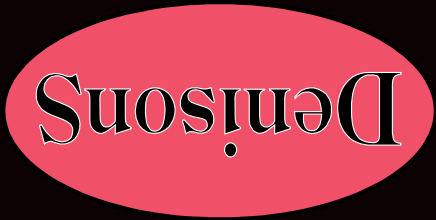
**Bedroom Three 13' 6" x 8' 2" (4.11m x 2.49m)**

**Bedroom Four 8' 6" x 6' 8" (2.59m x 2.03m)**

**Family Bathroom 8' 6" x 5' 4" (2.59m x 1.62m)**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		



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