



99 Smugglers Lane North, Highcliffe, Dorset. BH23 4NW

£1,250,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





**99 Smugglers Lane North, Highcliffe, Dorset.
BH23 4NW**

£1,400,000

An incredible, extensively refurbished five double bedroom detached chalet style residence, located in one of Highcliffe's most desirable roads. This stunning family home combines a mix of cutting edge modern design with a premium, individual specification. The property has been finished to exacting standards by the prestigious Titan Developments. Boasting a substantial open-plan Kitchen Living Dining space across the back of the property, this spectacular home is also complimented by a fantastic outdoor entertaining terrace and a

ENTRANCE HALL

Accessed via a composite entrance door with lighting either side leads into an expansive reception with herringbone style wood flooring, numerous inset LED ceiling spotlights, power point, alarm control panel.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (38' 6" x 14' 10") or (11.73m x 4.51m)

Finished with premium cabinetry supplied by Porcelanosa with solid work surfaces in a contrasting two tone arrangement of charcoal wood grain effect and smooth fronted matt White cabinets with White stone work surfaces. Appliances include a four ring Induction hob with down draft extractor, eye level double oven, full size larder style fridge and freezer and full size dishwasher. Two sets of Bi-folding doors give access to the Sun terrace and rear garden with the rest of the flooring laid to herringbone style wood flooring. Contemporary low hung three point light over the breakfast bar which has space for four/five persons. Large entertaining space with smart home functions controlling the under floor heating, lighting and security functions as well as inset ceiling speakers for surround sound or entertainment. An all round fabulous room offering flexibility in its usages. Door to:



SITTING ROOM (12' 9" x 10' 10") or (3.88m x 3.29m)

A superb snug/reception room with window to side aspect, inset LED ceiling spotlights, wall mounted double panelled radiator and provision for wall hung television.

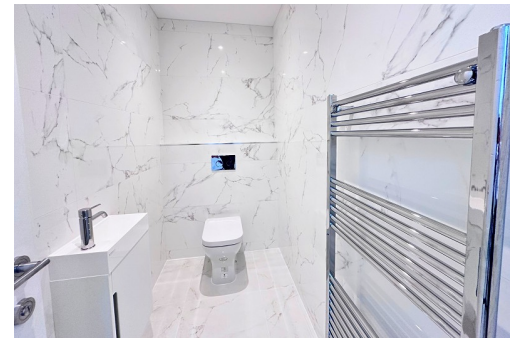


UTILITY ROOM (6' 11" x 9' 1") or (2.12m x 2.77m)

Matching White cabinetry with work surface housing and inset sink unit, space for under counter washing machine and condenser dryer. Cabinets and shelving opposite. Door to Integral Garage.

INTEGRAL GARAGE (19' 11" x 10' 0") or (6.06m x 3.05m)

Accessed externally via an electric roller door and housing the media centre, wall mounted Glow Worm Gas fired boiler, large pressurised hot water cylinder. Further power points and ceiling strip light point.



BEDROOM 2 (12' 2" x 11' 9") or (3.72m x 3.57m)

Large UPVC double glazed window to front, numerous inset LED ceiling spotlights, wall mounted radiator, television point, double doors lead into the:

WALK IN WARDROBE (2' 8" x 8' 3") or (0.81m x 2.51m)

LED spotlights, shelving and hanging space with built in drawers units.



SHOWER ROOM (8' 2" x 6' 10") or (2.48m x 2.08m)

Narrowing in part to 1.57m in the shower area. The suite has been supplied by renowned Spanish group Porcelanosa who are famed for their design and quality of materials. The suite comprises a walk-in shower cubicle with rainforest shower head and personal hand shower attachment, large wall hung wash hand basin with mixer tap over and vanity unit beneath and hidden cistern style low level flush WC. Fully tiled walls and flooring, chrome ladder style towel radiator. Wall hung LED backlit mirror with demisting function. Sensor lighting with LED under cabinet light and numerous inset LED ceiling spotlights.

CLOAKROOM (8' 2" x 3' 11") or (2.48m x 1.19m)

Fitted with a Porcelanosa suite comprising hidden cistern style low level flush WC and wall hung wash hand basin with vanity unit beneath and mixer tap over. Fully tiled walls and floor in stunning Carrara Marble style tiling.

BEDROOM 5 (14' 6" x 10' 11") or (4.41m x 3.34m)

A lovely and bright room offering flexibility as either bedroom or additional reception room, large UPVC double glazed window to front, numerous inset LED ceiling spotlights, contemporary radiator, double power points some with USB inserts, provision for wall hung television.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

Glass and Oak balustrade and carpeted stairs

FIRST FLOOR GALLERIED LANDING

A beautiful entrance to the first floor accommodation with striking angles, double height ceiling in places and flooded with natural light via the Velux style windows. Housing space for a small home office area with double power points, contemporary light fitting over the stairs and numerous inset LED points.



BEDROOM 1 (18' 1" x 14' 10") or (5.50m x 4.52m)

A fantastic principal bedroom flooded with light from the near double height ceilings along the centre of the room with a large UPVC double glazed window and door to one end giving a Juliet Balcony feel. Contemporary vertical radiator, numerous inset LED ceiling spotlights, double power points some with USB points integrated. Door to:

EN SUITE SHOWER ROOM

Supplied and fitted by Porcelanosa with a walk in enclosed shower cubicle with rainforest shower head and personal hand shower attachment, wall hung wash hand basin and hidden cistern style low level flush WC. Velux style window to front, ceiling LED light points, LED backlit mirror with demisting function, sensor lighting with concealed LED strip light.

BEDROOM 3 (14' 11" x 11' 6") or (4.55m x 3.51m)

Incredibly well designed with hordes of natural light coming from high level Velux style windows and large half gable window with opener. Inset LED ceiling spotlights, wall mounted panelled radiator, double power points, television point.

BEDROOM 4 (19' 3" Max x 11' 5" Max) or (5.87m Max x 3.49m Max)

maximum measurements due to sloping ceilings in parts. A lovely and bright dual aspect room with double glazed window overlooking the rear garden, Velux rooflights overhead, double power points, LED ceiling spotlights and wall mounted double panelled radiator.

BATHROOM (9' 9" x 7' 2") or (2.96m x 2.19m)

Beautifully appointed with a double ended bath with freestanding corner tap, twin sink units with vanity units beneath and concealed shaver point, hidden cistern style low level flush WC, opaque double glazed window to side aspect, Velux style roof lights overhead, fully tiled walls and floor in Carrara marble style tiling. LED backlit mirror with demisting function, LED ceiling spotlights.

OUTSIDE

The landscaped gardens are a particular feature of the property and being of good size and well maintained and enjoying a very high level of privacy. Immediately abutting the rear of the property is an extensive Indian Sandstone outdoor sun terrace with steps leading down to a generous area of lawn, surrounded by mature shrub and plant borders.

DIRECTIONAL NOTE

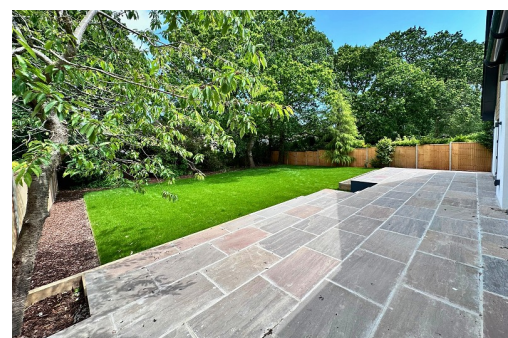
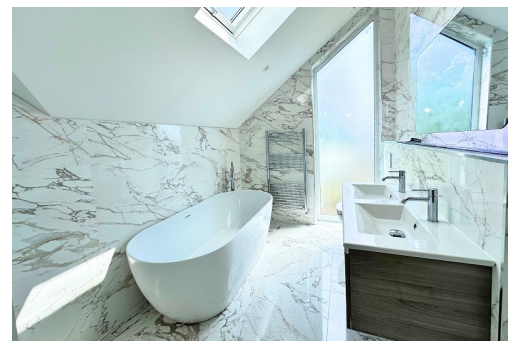
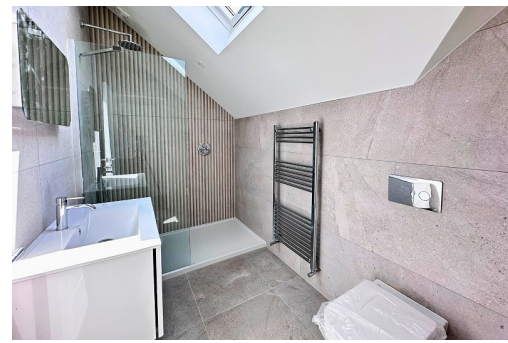
From our office in Highcliffe proceed West towards Christchurch taking the right hand turning into Hinton Wood Avenue and bear right at the end again. Follow the road along taking the left hand turn into Carisbrooke Way and go up Moonrakers Way. On the sharp bend at the top of the hill, turn right into Smugglers Lane North where the property will be found on the right hand side and is numbered.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

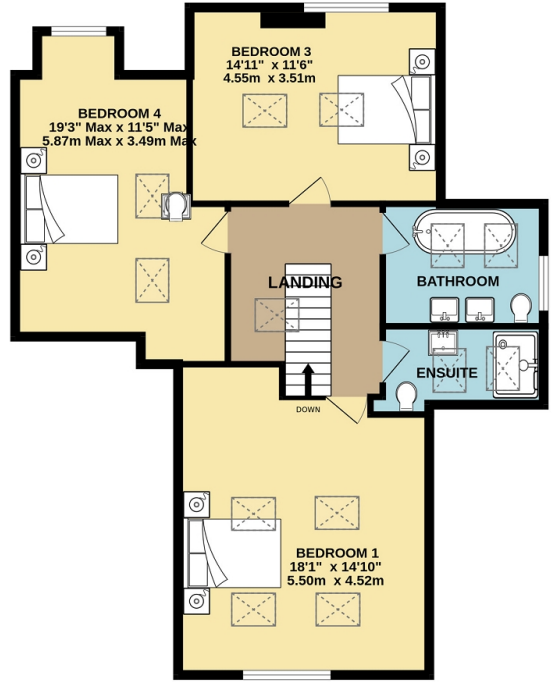
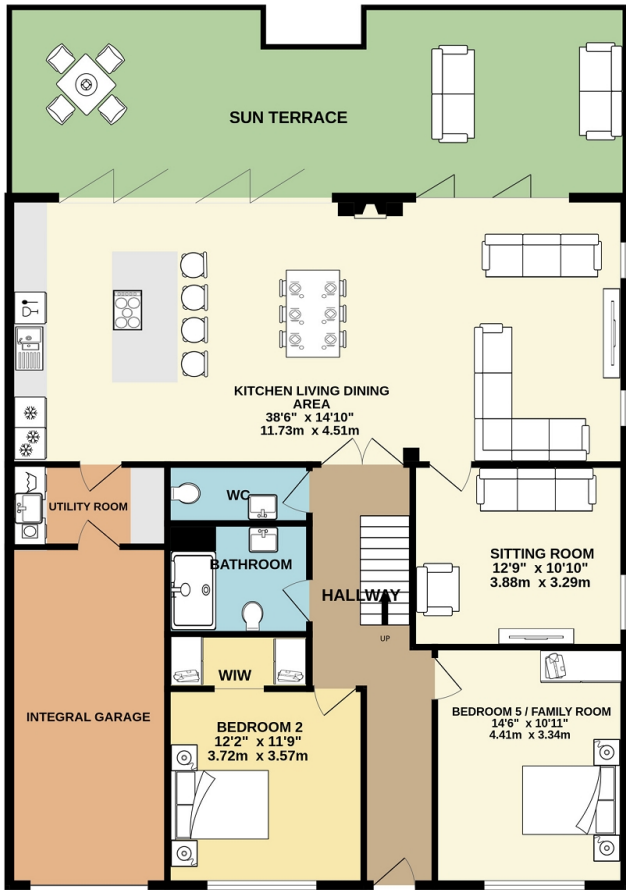
Tenure

The resale tenure for this property is Freehold




GROUND FLOOR
1531 sq.ft. (142.2 sq.m.) approx.

1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2404 sq.ft. (223.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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