



11 Clive Road, Highcliffe, Dorset. BH23 4NX

£465,000



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





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VENDOR SUITED - A wonderful two double bedroom detached bungalow situated on a much larger than average plot offering scope for cosmetic modernisation. The property has been well maintained and offers flexible and spacious accommodation with the further possibility of extending if desired.



RECESSED ENTRANCE PORCH

Tiled step, opaque double glazed entrance door leads into the:

ENTRANCE HALL

L-shaped and laid to tiled floor with ceiling light points, wall mounted panelled radiator, cloaks cupboard with double doors and further cupboard housing the hot water cylinder and slatted linen shelving. doors to all principal rooms.

LIVING/DINING ROOM (15' 11" X 14' 5") OR (4.84M X 4.39M)

narrowing in part to 3.54m. A bright dual aspect room with UPVC leaded light double glazed window to the side and a large leaded light glazed picture window to the rear. Focal point electric flame effect fireplace set into a polished limestone surround with matching hearth and mantel. wall and ceiling light points, wall mounted panelled radiator, power points, television point. door to the:



CONSERVATORY (14' 6" X 9' 3") OR (4.43M X 2.83M)

of UPVC double glazed construction under a triple-ply poly-carbonate roof on a brick base. Wall mounted panelled radiator, wall light points, power points. Double doors lead onto the rear garden.



KITCHEN (11' 8" MAX X 10' 10") OR (3.55M MAX X 3.30M)

fitted with a range of base and wall mounted cupboard and drawer units with areas of laminate roll top wood effect work surface over. space for hob and oven, space for tall standing fridge/freezer, space and plumbing for washing machine and dishwasher. ceiling strip light point, inset stainless steel sink unit with drainer adjacent and taps over. UPVC double glazed windows to the side and rear and a matching door leading onto the rear garden. Tiled floor, part tiled walls and tiled splash back.

BEDROOM 1 (10' 8" X 11' 5") OR (3.26M X 3.48M)

Large UPVC double glazed window to the front, ceiling light point, ample space for fitted or freestanding bedroom furniture, telephone point, power points, wall mounted panelled radiator.



BEDROOM 2 (12' 5" X 10' 11") OR (3.78M X 3.32M)

narrowing in part to 2.7m. Large UPVC leaded light double glazed window to front, built-in wardrobe with hanging space and shelving, ample space for further bedroom furniture if desired, ceiling and wall light points, telephone point, double power points.

BATHROOM

Fitted with a white three piece suite comprising panel enclosed bath with wall mounted hand shower attachment over, pedestal wash hand basin, low level flush WC. Fully tiled walls and floor, ceiling light point, opaque double glazed window to the side.

OUTSIDE

the rear garden is a spectacular feature of the property being larger than average size, immediately abutting the rear of the property is an attractive vine and floral covered pergola with paving. the paving then extends to the rear of the Conservatory which then leads out onto an expanse of lawn with deep, mature shrub and plant borders. To the rear of the main garden section there is an established Vegetable Plot with a Greenhouse a little further forward and storage sheds. the rear of the garden is separated into two parts, both raised, one with steps leading up to the rear boundary. To the side of the property there is a gated access and to the other an additional gated access in turn leading to:



THE APPROACH

laid mainly to macadam for off road parking for vehicles with an attractive set of wrought iron gates approximately half way down. at the head of the driveway there is a partially covered car port with lighting in turn leading into the:

GARAGE (15' 1" X 8' 0") OR (4.60M X 2.45M)

metal up and over door, power and lighting. Wall mounted gas meter. Window to rear.

DIRECTIONAL NOTE

from our office in Highcliffe proceed West along Lymington Road turning right into Hinton Wood Avenue. bear right at the end and continue along until reaching Carisbrooke Way on your left. Turn here and follow the road around the corner and up the hill. On the bend at the top, turn right into Smugglers Lane North and continue to the end where the road becomes The Meadway. Turn right into Clive Road and the property will be found on the right.



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.

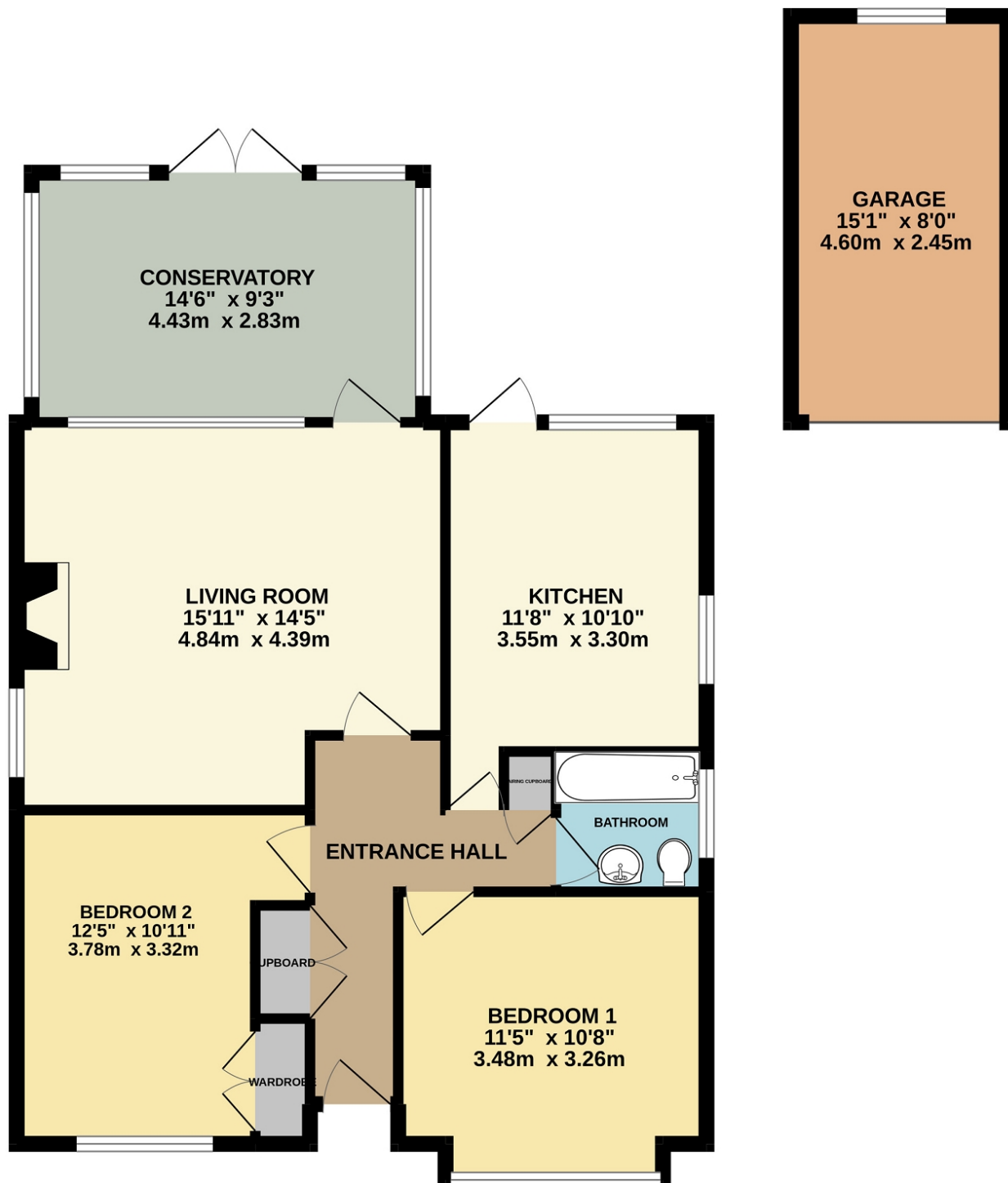
TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is E53

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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