



74 Forest Way, Highcliffe, Dorset. BH23 4PX

£480,000



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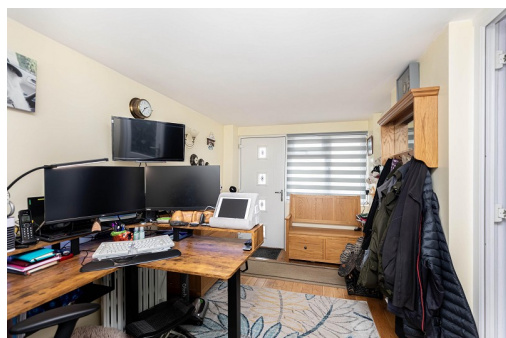




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A well presented and spacious two double bedroom detached bungalow set on well tended South West facing rear gardens and further benefitting from a fully insulated home office/garden outbuilding with power, heating and light. The property further benefits from a large study/reception hallway suitable for a variety of uses and a covered Utility/Laundry room. Planning permission also exists to extend the property and convert the garage to make the property into a substantial three/four bedroom detached bungalow if desired. PP reference: 8/24/0012/HOU



RECEPTION PORCH (14' 3" X 7' 9") OR (4.34M X 2.35M)

Currently arranged as a Home Office and accessed via a composite entrance door with double glazed inserts, window to front aspect, wall light points, door to Utility Room at rear. Double glazed double doors lead into the:

ENTRANCE HALL

Wood block flooring, two ceiling light points, cloaks storage cupboard, access to all rooms, access into the roof space via hatch with pull down ladder.

KITCHEN (10' 6" X 7' 10") OR (3.20M X 2.39M)

Fitted with a good range of base and wall mounted cupboard and drawer units in a light wood style finish with areas of laminate roll top work surface over. Fitted eye level Bosch double oven, inset four ring AEG Induction hob with filter extractor canopy over, space for tall standing fridge/freezer and space and plumbing for dishwasher. Inset one and quarter bowl ceramic sink unit with drainer adjacent and swan neck mixer tap over. Tiled floor, part tiled walls and tiled splash back. Large window to the front and window to the side providing light into the Reception/Study. Numerous inset LED ceiling spotlights.

LIVING/DINING ROOM (22' 11" X 12' 0") OR (6.99M X 3.67M)

A superb dual aspect reception room with large UPVC double glazed window at high level to the side as well as a further set of Double glazed double doors with opening fanlight windows to either side overlooking and leading out onto the rear garden. Focal point Wood burning stove with log store beneath and Slate style hearth.

BEDROOM 1 (12' 2" X 13' 3") OR (3.71M X 4.03M)

Width measurement to front of wardrobes. Large UPVC double glazed picture window to the front with fitted plantation style shutters, good range of fitted wardrobes with an array of shelving, hanging and built-in chest of drawers spaces, ample space for additional fitted or freestanding furniture. Two ceiling light points, large wall mounted panelled radiator, power points and television point.

BEDROOM 2 (12' 0" X 10' 6") OR (3.65M X 3.21M)

A good sized second double bedroom currently arranged as a hobbies and craft room with a lovely outlook over the rear garden via a UPVC double glazed window with door adjacent leading out onto the same. Recess for wardrobes at rear and not included in the measurements.

BATH/SHOWER ROOM

Fitted with a modern range of sanitary ware including a large walk in shower cubicle with glazed door and Mira fittings, deep panel enclosed bath with hand shower attachment and mixer tap, inset wash hand basin with vanity unit beneath and low level flush WC. Opaque double glazed window to side, inset LED ceiling spotlights, chrome ladder style towel radiator.

UTILITY AREA (8' 4" X 8' 3") OR (2.54M X 2.51M)

Space and plumbing for washing machine and condenser dryer, storage cupboard adjacent

OUTSIDE

The rear garden is a delightful feature of the property enjoying a sunny South/West facing aspect and benefitting from a high degree of privacy and seclusion. Laid mainly to lawn with a fenced area for a patio and pots and in turn benefitting from a large Indian Sandstone courtyard area immediately adjoining the rear of the property. Beyond this area there is then a pathway through to the:

GARDEN ROOM (10' 6" X 8' 8") OR (3.20M X 2.63M)

Fully insulated and benefitting from power, light and a wall mounted heater this is currently set up for use as a Home Office but is eminently suited to a variety of uses and has access via a set of double doors.

THE APPROACH & GARAGE

Laid to attractive and well maintained block paving providing off road parking for two/three vehicles with a large area of low maintenance slate chipping borders. At the head of the driveway there is then access to the Garage itself which benefits from an electrically operated roller door, power and light and a pedestrian access into the Utility Area.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road turning right opposite The Oaks onto Hinton Wood Avenue. Continue to the end and turn right again and follow the road until reaching Carisbrooke Way on your left. Turn here and follow the road up the hill and around the sharp bend where Forest Way will be found on your right and the property situated almost at the very end of the road.

PLEASE NOTE

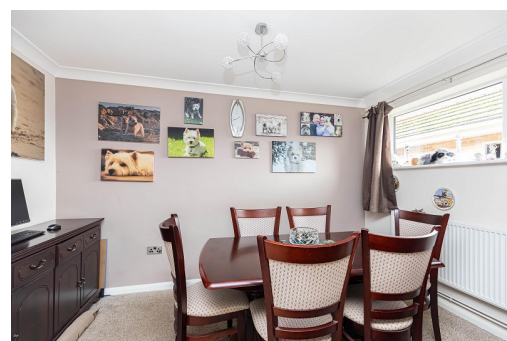
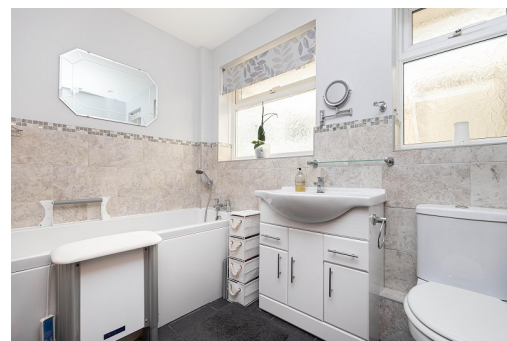
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any 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 D63



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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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