



76 Forest Way, Highcliffe, Dorset. BH23 4PX

£435,000



Ross Nicholas & Company Limited
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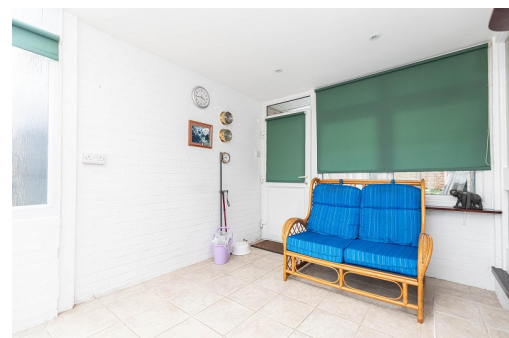




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A two double bedroom detached bungalow, benefitting from a modern Kitchen and Wet Room and tidy throughout but now in need of an element of modernisation. Benefitting from a private South/West facing rear garden, large garage with workshop area at rear and a large reception/lobby area this is an opportunity not to be missed.



ENTRANCE (11' 10" X 8' 10") OR (3.61M X 2.69M)

UPVC double glazed entrance door under a part opaque double glazed roof providing a welcoming and bright reception area suitable for a variety of uses. UPVC double glazed door to the garden and further UPVC double glazed door to the:

KITCHEN (10' 6" X 7' 10") OR (3.20M X 2.38M)

A modern Kitchen fitted with a range of Cream matt fronted cupboard and drawer units under a wood effect laminate roll top work surface. Space for hob/oven, space and plumbing for washing machine, space for under counter fridge or freezer, inset one and half bowl stainless steel sink unit with swan neck mixer tap and drainer adjacent, part tiled walls, tiled splash back and tiled floor. Large UPVC double glazed window to front, inset LED ceiling spotlights. Door to:

ENTRANCE HALL (17' 10" X 4' 6") OR (5.44M X 1.38M)

Ceiling light point, cloaks cupboard, doors to all main rooms.

LOBBY (7' 0" X 5' 7") OR (2.14M X 1.71M)

Formally the front entrance porch (and still can be if desired) but now making a useful study area with space for a small desk, power and lighting.

LIVING/DINING ROOM (21' 2" X 12' 2") OR (6.44M X 3.70M)

A lovely and bright dual aspect room with large picture window to the front and further window to the side aspect. Focal point fireplace with timber mantel and matching hearth, two ceiling light points, wall light points, wall mounted radiators, power points and television point.

CLOAKROOM

Low level flush WC, window to side, ceiling light point, tiled floor.

WETROOM

A true Wetroom with sloped flooring and drainage, Mira shower fittings, wall hung wash hand basin and low level flush WC, opaque double glazed window to side, ceiling spotlights, white ladder style towel radiator.

BEDROOM 1 (14' 5" X 12' 2") OR (4.40M X 3.70M)

A good sized main bedroom with built in wardrobes providing hanging space and cupboard storage above, ample space for additional freestanding or fitted units. Large UPVC double glazed window to rear, ceiling light point, wall mounted panelled radiator, power points.

BEDROOM 2 (11' 5" X 10' 7") OR (3.49M X 3.23M)

UPVC double glazed window to rear with door adjacent and leading to the same, built in wardrobe with hanging space and cupboards over, power points, ceiling light point, wall mounted panelled radiator.

OUTSIDE

A wonderful feature of the property facing South/West and enjoying a high degree of privacy. The garden is accessed from the side lobby area and also Bedroom Two as well as having a pedestrian access to the side of the bungalow itself. laid mainly to lawn with some mature borders and an area of paved patio immediately abutting the rear of the property.

THE APPROACH

Laid to attractive block paving and providing off road parking for one/two vehicles with the remainder laid to lawn and at the head of the driveway access to the:

GARAGE (25' 5" X 8' 3") OR (7.75M X 2.52M)

A sizeable garage with electrical roller door, power and light, housing the Gas meter and a further rear store measuring 1.98m x 2.46m which could double up as a small tool shed/workshop area with window to the rear and a pedestrian access from the garage to the rear garden.

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

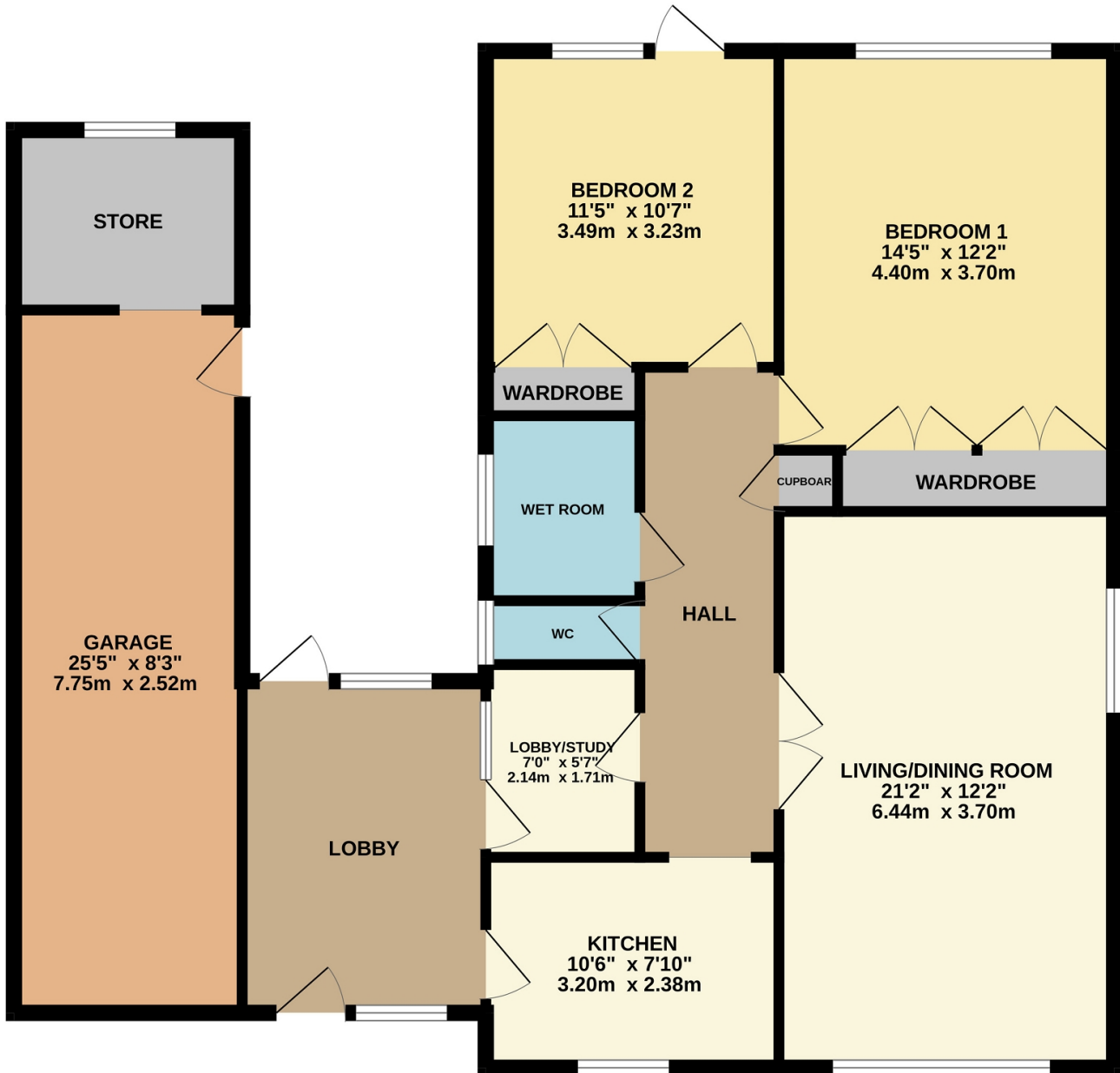
The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D 64



GROUND FLOOR
1205 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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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