



30 Clive Road, Highcliffe, Dorset. BH23 4NY

Guide Price £400,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A fantastic three bedroom semi-detached house situated on an enclosed and very private corner plot with gardens surrounding all three sides of the property. Planning permission was previously granted (now expired) to extend the property with a two storey extension which further adds to the versatility and desirability and coupled with it being situated between two highly regarded schools and also within walking distance of the mainline train station makes this a rare opportunity indeed.



ENTRANCE HALL (9' 2" X 10' 2") OR (2.80M X 3.10M)

Accessed via UPVC double glazed entrance door with obscure inserts and matching side screens to either side lead into a spacious and bright entrance, window to the side, stairs to first floor, telephone master socket, wall mounted panelled radiator, ceiling light point. Multi-paned glazed door leads into the:

KITCHEN (9' 9" X 10' 8") OR (2.98M X 3.24M)

Fitted with a good range of base and wall mounted units in a light wood style finish with areas of laminate roll top work surface over. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Space for tall standing fridge/freezer, space for hob/oven and space and plumbing for washing machine. Slate tiled floor, part tiled walls and tiled splash back. Window to the side aspect and a further window to the rear with double glazed door leading to the Conservatory. Serving hatch to kitchen, ceiling spotlights, serving hatch to dining room. Ladder style radiator.

LIVING ROOM (12' 10" X 11' 8") OR (3.92M X 3.55M)

Focal point living flame effect gas fireplace set into a marble style surround with matching hearth and timber mantel over, large UPVC double glazed window to front garden aspect, numerous power points, television point, ceiling light point, wall mounted panelled radiator. Archway through to the:

DINING ROOM (7' 1" X 10' 0") OR (2.17M X 3.05M)

Ceiling light point, power points, wall mounted panelled radiator, view to rear garden via Conservatory. Sliding double glazed door leads into the:

CONSERVATORY (6' 3" X 19' 10") OR (1.90M X 6.04M)

Of UPVC double glazed construction under a triple-ply poly-carbonate roof with two sets of UPVC double glazed doors leading out onto the side garden with windows overlooking the same. Wall light points, power points, under floor heating with independent zoned thermostat.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Large UPVC double glazed window on the stair well, access into roof space via hatch, ceiling light point.

BEDROOM 1 (9' 6" X 10' 6") OR (2.90M X 3.21M)

Fitted wardrobes spanning the width of the room with mirror fronted sliding doors house an array of hanging space, fitted chest of drawer unit and shelving. Large UPVC double glazed window to the front, ceiling light point, double power points, television point, wall mounted panelled radiator.

BEDROOM 2 (11' 8" X 9' 8") OR (3.56M X 2.95M)

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

BEDROOM 3 (9' 3" X 6' 11") OR (2.82M X 2.12M)

A lovely dual aspect room with windows to the front and side aspects, space for freestanding or fitted bedroom furniture, provision for wall hung television, wall mounted panelled radiator, ceiling light point, power points.

SHOWER ROOM (7' 3" X 6' 2") OR (2.21M X 1.89M)

Opaque double glazed window to the side aspect, fully refitted in recent years with a contemporary three piece suite comprising enclosed large shower cubicle with rainforest shower head and personal hand shower attachment, low level flush WC and inset wash hand basin with vanity unit beneath. Cupboard housing hot water cylinder and Gas fired boiler beneath.

SEPARATE WC

Fitted with a low level flush WC with built-in sink unit over and waterfall style mixer tap, opaque double glazed window to rear, ceiling light point.

OUTSIDE

The garden is a magnificent feature of the property being cleverly sub-divided into two parts. Immediately abutting the rear of the property is an area of low maintenance pea gravel laid garden suitable for outside dining and enjoying a high degree of privacy. The remaining garden extends to the side and front of the property enclosed by high hedging ensuring privacy and seclusion with an area of the garden designated for outside dining and to enjoy the final remains of the day's sunshine. The remainder is then laid to lawn with some mature shrub and plant borders with the pathway to the front door being attractively framed by these.

THE APPROACH & GARAGE (15' 10" X 8' 11") OR (4.82M X 2.71M)

Situated to the side/rear of the property there is driveway parking for two vehicles and some surface storage space for refuse bins etc which in turn lead to the Garage. The Garage has a metal up and over door, power and light with a pedestrian access door leading to the rear garden.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Hinton Wood Avenue just opposite The Oaks. At the end of the road bear right and continue along until reaching Carisbrooke Way on your left. Turn here and follow the road and go up Moonrakers Way and on the sharp bend at the top of the hill take the right hand turn into Smugglers Lane North. Continue along and the road becomes The Meadow and take the first right into Clive Road where the property will be found on the right and 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

EPC RATING

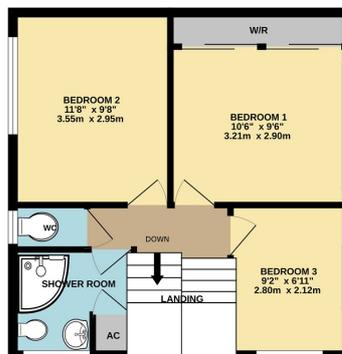
The EPC rating for this property is TBC



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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