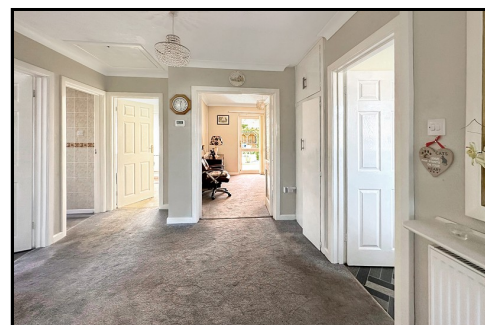




4 Nada Road, Highcliffe, Dorset. BH23 4PR

£499,950



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A beautifully presented and deceptively spacious two double bedroom detached bungalow benefitting from a stunning, very private, re-landscaped South East facing rear garden. The property benefits from a good sized conservatory, integral garage, spacious room sizes and excellent presentation throughout.



ENTRANCE PORCH (5' 11" X 5' 7") OR (1.81M X 1.71M)

Accessed via a UPVC double glazed entrance door with porthole style window to the front elevation, two wall light points. Opaque glazed door leads into the:

SPACIOUS ENTRANCE HALLWAY (10' 6" X 10' 2") OR (3.20M X 3.11M)

A very bright and welcoming reception with two good sized storage cupboards, both with double doors. Ceiling light point, access into the roof space via hatch with pull down ladder leading to the partially boarded and lit loft space. Doors to all principal rooms.

KITCHEN (9' 10" X 13' 7") OR (3.0M X 4.14M)

Fitted with a fabulous range of base and wall mounted Cream Gloss cupboard units with extensive areas of contrasting laminate roll top work surface over. Inset four ring Induction hob, waist level Bosch fan assisted oven adjacent and space for microwave above. Wall mounted filter extractor with glazed canopy and lighting situated over the hob. Integrated slimline Indesit dishwasher. Space for tall standing fridge/freezer and space and plumbing for washing machine. Cupboard houses the Gas fired Vaillant Combination boiler. Inset stainless steel sink unit with mixer tap over and drainer adjacent. Numerous inset LED ceiling spotlights. Door to Integral Garage.

LIVING ROOM (12' 6" X 19' 11") OR (3.81M X 6.08M)

A lovely and bright room with large UPVC double glazed window to the rear aspect affording a pleasant outlook over the landscaped rear garden via the conservatory. Focal point open fireplace set into a stone surround with tiled hearth. Two wall lights and two ceiling light points. UPVC double glazed door leads out to the:

CONSERVATORY (8' 2" X 16' 5") OR (2.48M X 5.00M)

Of UPVC double glazed construction on a brick dwarf wall base with windows to three sides and a set of double doors leading out to the rear garden. Double power points, tiled floor.

BEDROOM 1 (13' 11" X 12' 0") OR (4.23M X 3.65M)

Situated to the front of the property and of good size with fitted wardrobe with two mirror fronted central sliding doors leading to hanging space and shelving areas. Double power points, wall mounted double panelled radiator, ceiling light point, television point.

BEDROOM 2 (9' 10" X 12' 0") OR (3.00M X 3.65M)

Situated to the rear of the property and enjoying a lovely outlook over the rear garden. Built-in wardrobe with centrally located sliding mirror doors housing hanging space and shelving. Ceiling light point, television point, wall mounted double panelled radiator, power points.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with independent Mira advance shower fittings over, low level flush WC, pedestal wash hand basin, chrome ladder style towel radiator, opaque double glazed window to side, ceiling light point, tiled walls.

CLOAKROOM

Low level flush WC and wall mounted wash hand basin, fully tiled walls, opaque double glazed window to side aspect, wall mounted panelled radiator.

OUTSIDE

The rear garden is an outstanding feature of the property being of good size and facing South East. The gardens have been re-landscaped during our Vendors period of occupation to promote tranquility and calm in a symmetrical format and benefitting from a circular, central, paved patio area suitable for outside dining with timber pergola surrounding draped with semi-mature Jasmine plants. At the rear of the garden is a "Mediterranean corner" laid to chippings with palms and space for an ornate Bird Bath or water feature. Immediately abutting this is the timber open edged Summer House, perfect for outside dining in the heat of the day or enjoying the last rays of sunshine in the evening.

THE APPROACH

Laid to attractive and well maintained brick pavements providing off road parking for two vehicles with the remainder then laid to lawn with some mature shrubs, plants and bushes interspersed. At the head of the driveway there is then access to the:

INTEGRAL GARAGE (23' 0" X 8' 8") OR (7.01M X 2.63M)

Accessed via a electrically operated roller door, UPVC double glazed pedestrian access to rear with window adjacent and door to Kitchen. Work bench to rear, wall mounted Electric Consumer unit, meter adjacent and Gas meter also close by.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the turn just opposite The Oaks into Hinton Wood Avenue. At the end of the road bear right and continue along until reaching Carisbrooke Way on your left. Turn here and follow the road up the hill and around the sharp bend and shortly after you will see Forest Way on your right. Turn here and follow almost to the end until seeing Nada Road on your left where the property will be found on the left hand side and is numbered.

PLEASE NOTE

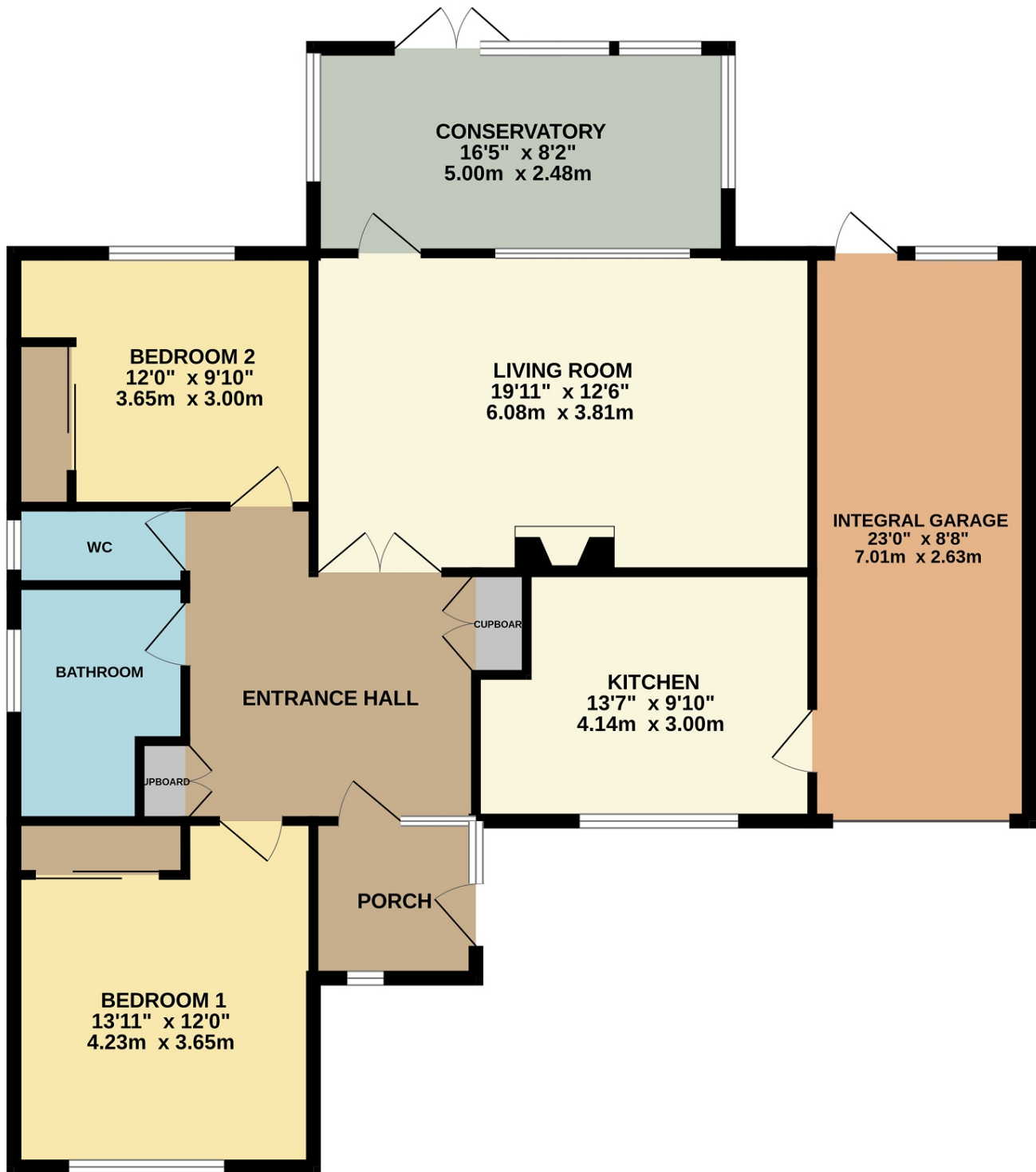
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

EPC RATING

The EPC rating for this property is



GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 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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