



**3 Elmwood Way, Highcliffe, Dorset. BH23 5DL**

**£795,000**



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







## 3 Elmwood Way, Highcliffe, Dorset. BH23 5DL

**£795,000**

Situated in a quiet cul-de-sac location on the South side of the Lymington Road and offering spacious accommodation of around 1500 sq ft this superbly presented three double bedroom bungalow is awash with notable features. Starting with the Solar panels which assist in keeping the running costs sensible along with the enclosed garden room at the rear of the property as well as the gated access onto the recreation ground, it really is imperative that this property is viewed to fully appreciate all that it has to offer. Remarkably, the Vendors are suited to no forward chain and can offer a quick move if desired.





## RECESSED ENTRANCE PORCH

Tiled step, courtesy wall light point, composite entrance door with opaque double glazed insert and matching side screen leads into the:

## ENTRANCE HALL

Ceiling light point, access into the roof space via hatch with pull down ladder. Double width cloaks cupboard with hanging space and shelving. Doors to all principal rooms.

## LIVING ROOM (21' 2" X 11' 0") OR (6.46M X 3.36M)

A fantastic reception space with large UPVC double glazed bow window overlooking the front garden, focal point electric wall hung fireplace, television point, two wall mounted panelled radiators, ample space for dining suite at one end if desired.

## KITCHEN/BREAKFAST ROOM (19' 0" X 10' 11") OR (5.79M X 3.32M)

Fitted with an outstanding range of Oak fronted cupboard and drawer units with areas of contrasting Granite work surface over. Inset one and half bowl stainless steel sink unit with mixer tap over and engrained drainer adjacent. Inset Belling four ring ceramic hob with concealed filter extractor over and eye level Zanussi double oven adjacent. Integrated under counter fridge. Integrated full size NEFF dishwasher. Under cupboard LED lighting, numerous inset LED ceiling spotlights. Multi-paned glazed door leads into the:

## UTILITY ROOM (7' 1" X 4' 7") OR (2.16M X 1.40M)

Fitted with a matching range of units but with a contrasting laminate roll top work surface over. Cupboard housing the Gas fired boiler. Inset ceiling spotlights, space for washing machine. UPVC double glazed door leads to the rear garden.

## GARDEN ROOM (15' 10" X 14' 4") OR (4.83M X 4.36M)

Accessed from the Kitchen via two open squared arches framing the Wood Burning stove which is set on a quarry tiled hearth. Refitted in recent years with a solid roof conversion ensuring that the room can be used all year round and benefitting from three wall mounted digital thermostat electric panel radiators. A set of double glazed double doors leads out onto the rear garden with windows to three sides.

## BEDROOM 1 (16' 5" X 12' 8") OR (5.00M X 3.87M)

Narrowing in part to 4.21m. A superb Bedroom suite with large UPVC double glazed window overlooking the rear garden, built-in wardrobes one with mirror fronted sliding door which houses a mix of hanging space and shelving. Provision for television, recessed ceiling spotlights, double power points, wall mounted double panelled radiator. Further built-in wardrobe with hanging space and light. Door leads into the:

## EN-SUITE SHOWER ROOM (12' 7" X 5' 7") OR (3.83M X 1.70M)

Benefitting from electric under floor heating in this area this has been beautifully refitted with a modern suite comprising walk-in shower with rainforest shower head and fully tiled surround, "his and hers" inset sink units with vanity units beneath each and LED backlit mirrors over, hidden cistern style low level flush WC, chrome curved ladder style towel radiator, fully tiled walls and floor, recessed LED ceiling spotlights and a central ceiling light. UPVC opaque double glazed window to rear.

## BEDROOM 2 (13' 7" X 10' 0") OR (4.13M X 3.05M)

Situated to the front of the property and benefitting a large UPVC double glazed window overlooking the same, built-in wardrobe with double mirror fronted doors housing hanging space and shelving. Further space for additional freestanding or fitted bedroom furniture. Ceiling light point, wall mounted double panelled radiator, provision for television.

## BEDROOM 3 (11' 1" X 7' 9") OR (3.37M X 2.36M)

Situated to the rear of the property and benefitting a lovely outlook over the rear garden via a UPVC double glazed window to the same. Currently arranged as a crafts and hobbies room but eminently suited as a third double bedroom with ample space for fitted or freestanding bedroom furniture.

## BATHROOM

Refitted in recent times with a modern white three piece suite comprising P-shaped panel enclosed bath with wall mounted Grohe shower fittings over and personal hand shower attachment. Pedestal wash hand basin and low level flush WC. Part tiled walls and tiled floor, chrome curved ladder style towel radiator, two UPVC opaque double glazed windows to the rear, recessed ceiling spotlights.

## OUTSIDE

The rear garden is a delightful feature benefitting from an expanse of composite decking which was laid last year giving an extensive seating and dining area immediately abutting the property. This area then steps down onto an area of lawn framed to each side by low maintenance washed pea gravel and paved pathways leading in turn to another area of paved patio at the rear of the garden which currently houses some raised box borders. To the other side also at the rear of the garden there is a large storage shed which behind this lies an access gate which takes you directly onto the Recreation Ground behind, perfect for walking dogs or letting young children play. At the side of the property there is then a pedestrian access gate which in turn leads to:

## THE APPROACH

Laid to attractive and well maintained brick pavements providing off road parking for three/four vehicles and bounded by a recently built dwarf brick wall with deep, mature shrub and plant border. At the head of the driveway there is then access into the:

## INTEGRAL GARAGE (19' 2" X 11' 11") OR (5.85M X 3.64M)

Narrowing in part to 2.58m. Electrically operated up and over door, power and light with space for further utilities if required. Pedestrian access door leads into the Hallway.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the left hand turn into Wharncliffe Road just after the recreation ground. Follow this road past the recreation ground on your left where Elmwood Way will be found next on the left and the property will be signified by our for sale board.



## AGENTS NOTE

During our Vendors period of occupation a number of improvements have been made to the property including but not limited to, Solar panel installation which currently offsets a significant portion of our Vendors electricity bill through the energy stored up and sold back into the Grid. All the windows to the front of the property were replaced last year and paperwork is available for this. Additionally the roof of the Garden Room was made enclosed which has transformed how our Clients have been able to use the room. New Composite decking was installed last year and a recently constructed dwarf brick wall at the front was built to modernise the front and ensure it all was kept looking pristine.

## PLEASE NOTE

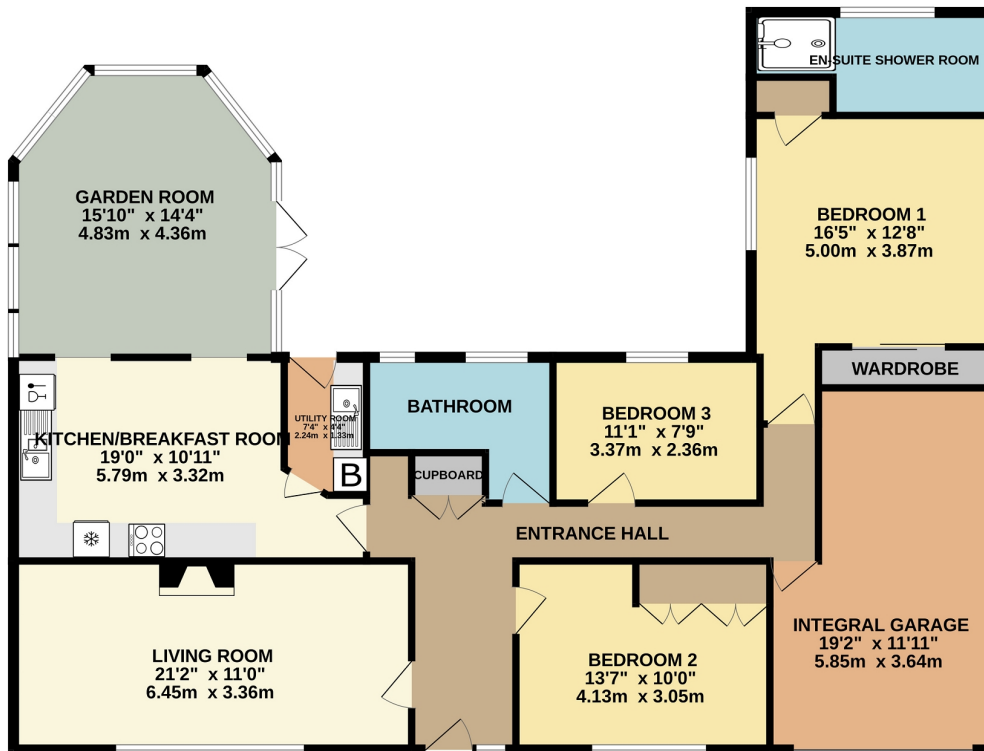
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## EPC RATING

The EPC rating for this property is TBC



GROUND FLOOR  
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 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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