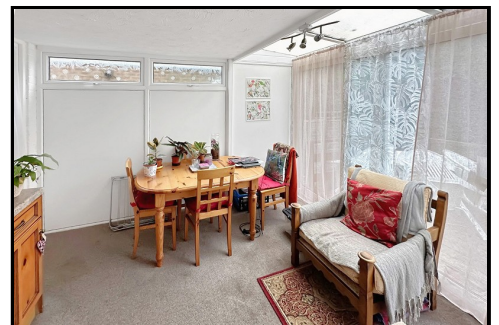




51 Rowan Drive, Highcliffe, Dorset. BH23 4SH

£499,950



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





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A superb three bedroom detached house situated in a quiet cul-de-sac location with South facing rear garden and within walking distance of the local shopping parade and Highcliffe Comprehensive School with the beaches around a mile away. The property has been well looked after through our Vendors occupation and further benefits from spacious room sizes, a Sun Room at the rear as well as an Integral garage. Vacant Possession.



ENTRANCE PORCH

UPVC double glazed door with matching side screens leads into the entrance porch which has a wall light point, attractive wood block flooring, door to:

CLOAKROOM

Recently refitted with a modern suite comprising low level flush hidden cistern style WC and inset wash hand basin with vanity unit beneath, wall mounted panelled radiator, ceiling light point, vinyl flooring.

ENTRANCE HALL

A spacious entrance hallway with ceiling light point, wall mounted panelled radiator, ceiling light point, doors to all ground floor principal rooms and stairs to first floor.

LIVING/DINING ROOM (23' 2" x 14' 10") or (7.05m x 4.52m)

An exceptionally good sized room, wonderfully bright, two large UPVC double glazed windows to the front and rear aspects, door to the side at the rear leads down to the rear garden. Focal point Gas Fireplace set into a stone surround with matching hearth and display shelving adjacent, timber mantel over. Numerous power points, two wall mounted double panelled radiators, ceiling and wall light points, serving hatch to Kitchen.

KITCHEN (14' 5" x 8' 4") or (4.39m x 2.55m)

Fitted with a good range of base and wall mounted units with areas of laminate roll top work surface over, large pantry cupboard with louvre doors, under stairs storage cupboard, inset Four burner NEFF Gas hob with eye level Bosch double oven adjacent and concealed filter extractor over the hob. Inset stainless steel one and half bowl sink unit with drainer adjacent and mixer tap over. Space and plumbing for dishwasher, space for American style fridge/freezer. UPVC double glazed window overlooking the rear garden, ceiling light point, UPVC opaque double glazed door leads into the:

SUN ROOM (11' 5" x 9' 7") or (3.49m x 2.92m)

A great addition to the property with the main part of the room sat under a flat roof with extra light then coming through from the poly-carbonate roof at the Southern aspect. Windows to the rear and side, ceiling light point, power points, television point. UPVC double glazed sliding door leads to the rear garden. Door to Integral Garage.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Large UPVC double glazed window to the side aspect, two cupboards, one with shelving and one with hanging and shelving providing good storage spaces. Ceiling light point, access into the roof space via hatch with pull down ladder which gives access into the loft which is partially boarded across the middle section.

BEDROOM 1 (13' 4" x 11' 11") or (4.06m x 3.64m)

A great size main bedroom with a bank of built-in wardrobes providing a mixture of hanging and shelving space. Large UPVC double glazed window to the front aspect, wall mounted double panelled radiator, ceiling light point, television extension point.

BEDROOM 2 (10' 0" x 10' 9") or (3.06m x 3.27m)

A lovely and bright South facing room with large UPVC double glazed window overlooking the rear garden. Built-in wardrobes housing hanging space and shelving. Ceiling light point, power points, wall mounted panelled radiator.

BEDROOM 3 (11' 9" x 8' 4") or (3.59m x 2.54m)

Shortening in part to 1.98m. UPVC double glazed window to front aspect, large built-in wardrobe over the stairwell giving good storage space. Ceiling light point, wall mounted panelled radiator, power points, television point.

SHOWER ROOM

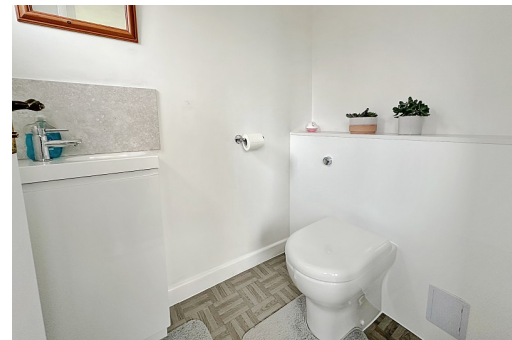
Recently refitted with a modern suite comprising walk-in shower cubicle with chrome fittings, pre-entry controls and a large double length glazed shower screen, wall hung wash hand basin, chrome ladder style towel radiator, ceiling light point, fully tiled walls and floor, UPVC double glazed window to rear.

OUTSIDE

The property sits in well maintained South facing gardens with an elevated Sun Terrace and Dining Area laid to timber decking immediately abutting the Sun Room. Steps then lead down to the main garden area with a paved patio area at the foot of the stairs extending onto an area of lawn with deep, mature shrub and plant borders to the rear. At one side of the property is a timber storage shed and to the other is a wrought iron pedestrian gate which in turn leads to:

THE APPROACH

Laid to attractive block paving providing off road parking for two vehicles with a good sized area of lawn adjacent with mature shrub and plant borders to the front. At the head of the driveway there is then access into the:



INTEGRAL GARAGE (19' 5" x 9' 5") or (5.92m x 2.86m)

Metal up and over door, power and light, wall mounted Glow Worm Gas Fired Boiler serving hot water and heating system, Wall mounted electric consumer unit and fuse box with gas and Electric meters adjacent. At the head of the garage is a utility area with space and plumbing for a washing machine and some cupboards and work surface. A pedestrian access then leads into the Sun Room.

DIRECTIONAL NOTE

from our office in Highcliffe proceed West along Lymington Road until reaching Nea Road just opposite Highcliffe Castle Golf Club. Turn right here and proceed to the end and at the top of the hill turn left onto Smugglers Lane North and first left again into Rowan Drive. Follow the road to the left and the property will be found on the right hand side and numbered.

PLEASE NOTE

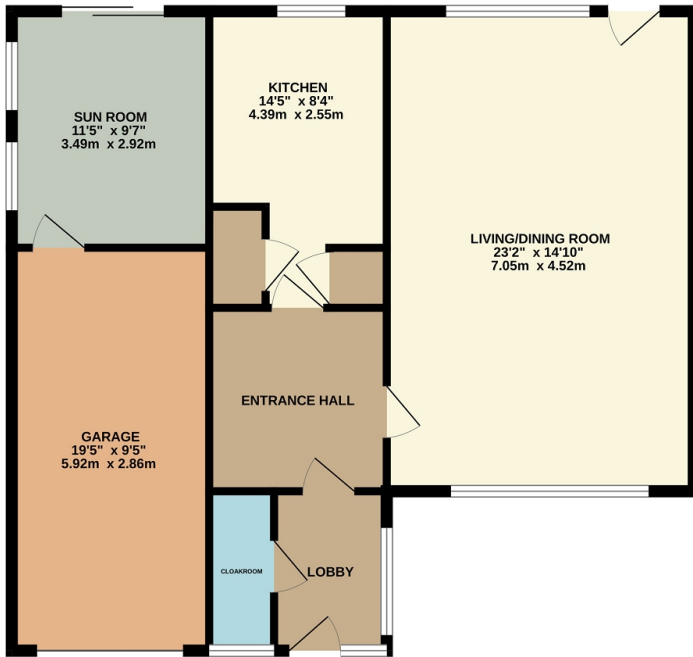
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.




1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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