



10 Oakleigh Way, Highcliffe, Dorset. BH23 5DQ

£499,950



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





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A well located and very spacious two double bedroom detached bungalow situated on the South Side of the Lymington Road between the High Street and Cliff Top with beaches beyond. the property has been well maintained through the Vendors ownership but now requires aspects of cosmetic modernisation. No forward chain.



CANOPIED ENTRANCE PORCH

Paved pathway covered under a timber and poly carbonate roof leading to a UPVC opaque double glazed door with matching windows to either side leading into the:

ENTRANCE HALL

A bright and welcoming reception area with cloaks cupboard with hanging space and shelving, two ceiling light points, wall mounted panelled radiator.



L SHAPED SITTING ROOM (19' 3" X 22' 1") OR (5.88M X 6.73M)

Narrowing in part to 3.43m. A fantastic sized room with large UPVC double glazed window overlooking the rear garden and a set of sliding doors providing a view over the garden via the Conservatory. Focal point fireplace with tiled hearth, mantel and surround with space for an electric fireplace. Wall mounted double panelled radiators, ceiling light points, television point, power points, Virgin media point. Door to:

CONSERVATORY (11' 4" X 10' 0") OR (3.46M X 3.04M)

Of UPVC double glazed construction under a triple ply poly carbonate roof on a brick base. Windows overlooking the rear garden, automatic open and close roof light for ventilation, set of UPVC double glazed doors leads to the rear garden, power points, ceiling light point with fan unit.

KITCHEN (10' 4" X 7' 7") OR (3.15M X 2.31M)

Accessed from the Living Room and fitted with a range of base and wall mounted cupboard and drawer units with laminate roll top work surface over. Inset ceramic hob unit with concealed filter extractor over and eye level double oven adjacent. Brand new freestanding Fridge/Freezer and washing machine. Slimline integrated dishwasher. Inset stainless steel sink unit with drainer adjacent and mixer tap over. UPVC double glazed window to side front aspect and a UPVC opaque double glazed door leads to the side passageway. Recently installed wall mounted combination boiler.



BEDROOM 1 (11' 11" X 13' 9") OR (3.62M X 4.19M)

Fitted wardrobes comprising a mixture of hanging space, shelving and integrated drawers. UPVC double glazed window to front aspect, wall mounted panelled radiator, ceiling light point, power points.

BEDROOM 2 (10' 5" X 9' 1") OR (3.17M X 2.77M)

Recessed fitted wardrobe with hanging and shelving, UPVC double glazed window overlooking the front porch, ceiling light point, power points, wall mounted panelled radiator.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath, inset wash hand basin with vanity unit beneath and low level flush WC, UPVC opaque double glazed window to side aspect, wall mounted fan heater, wall mounted panelled radiator, fully tiled walls.



SHOWER ROOM

Enclosed large shower cubicle with Mira fittings, inset wash hand basin with vanity unit beneath and low level flush WC, access into the roof space via over sized hatch with pull down ladder, wall mounted panelled radiator, UPVC opaque double glazed window to side.



INTEGRAL GARAGE (24' 8" X 8' 0") OR (7.53M X 2.43M)

Accessed from the entrance hall having power and light and an electrically operated roller door.

OUTSIDE

The rear garden is a wonderful feature enjoying a high degree of privacy and having an East and South aspect, bounded by a mix of fencing and a high wall. The garden is accessed via the Conservatory or the door from the Kitchen and is laid to artificial lawn with deep, mature shrub and plant borders.

THE APPROACH

The front of the property has been re-landscaped also to provide driveway parking for one vehicle (with further room to the side to extend if desired) as well as artificial lawn to the side along with shrub and plant borders.



DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the left hand turn into Wharncliffe Road an immediately right into Beacon Drive. Follow the road until Oakleigh Way can be found on your left 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 £48 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.

TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is TBC



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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