



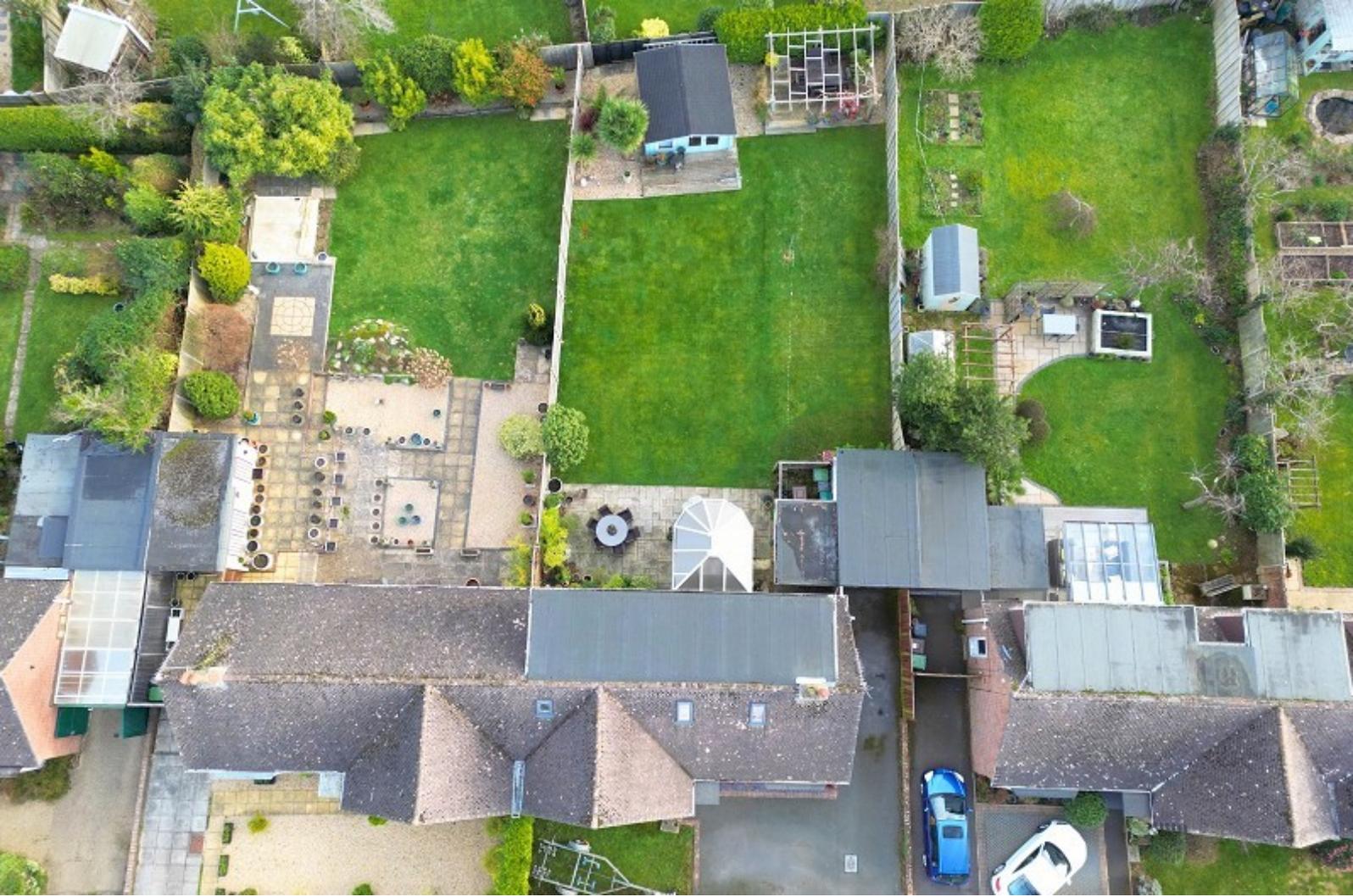
**6 Silver Way, Highcliffe, Dorset. BH23 4LJ**

**£650,000**



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





## 6 Silver Way, Highcliffe, Dorset. BH23 4LJ

**£650,000**

A most superbly presented extended and refurbished four double bedroom semi-detached chalet residence situated a stone's throw from Highcliffe Castle, the beaches and the facilities in the High Street. The property has been completely renovated through our Vendors period of occupation and creates a wonderful home for family living or retirement and benefits from a high quality finish throughout.



UPVC double glazed entrance door leading into the:

## ENTRANCE PORCH

UPVC double glazed window to side, UPVC opaque double glazed door leads into the:

## ENTRANCE HALLWAY

Inset LED ceiling spotlights, Karndean flooring, wall mounted vertical Graphite radiator, cupboard housing the consumer unit with additional storage space, door to:

## BATHROOM (7' 10" X 6' 11") OR (2.40M X 2.11M)

Fitted with a contemporary four piece suite comprising walk-in corner shower cubicle with sliding doors, panel enclosed bath with mixer tap and wall mounted hand shower attachment inset wash hand basin with vanity unit beneath and low level flush WC. Inset LED ceiling spotlights, contemporary chrome radiator and further ladder style towel radiator, UPVC opaque double glazed window to front, fully tiled walls and floor.

## BEDROOM 2 (12' 1" X 10' 10") OR (3.68M X 3.29M)

Situated to the rear of the property with a lovely outlook over the rear garden and further benefitting from built-in wardrobes with sliding doors, two mirror fronted, housing hanging space and shelving and a further built in wardrobe with double doors and housing additional hanging space and storage shelving. Ceiling light point with fan unit, reading lights on dimmer control to either side of the bed space, double power points, some with USB charging points, wall mounted double panelled radiator.

## BEDROOM 3 (10' 11" X 10' 10") OR (3.34M X 3.29M)

Providing a lovely and private outlook over the front garden via UPVC double glazed window and having the benefit of a built-in recessed wardrobe with hanging space and shelving, further space for fitted or freestanding bedroom furniture, ceiling light point with fan unit, double power points, wall mounted double panelled radiator.

## DINING AREA (17' 0" X 12' 0") OR (5.18M X 3.65M)

A wonderful reception space with the continuation of the Karndean flooring, an attractive outlook over the rear garden is provided by a UPVC double glazed window and there is also access from this part of the room to the under stairs storage cupboard. There are an abundance of inset LED ceiling spotlights operated on a dimmer switch as well as a graphite contemporary vertical radiator. There is then an opening through to the:

## LIVING ROOM (15' 5" X 9' 11") OR (4.70M X 3.03M)

Plus bay recess. Providing a lovely outlook over the front of the property via a large UPVC double glazed bay window, provision for wall hung television, contemporary built-in glass fronted living flame fireplace with recessed flue framed by display shelving and a graphite contemporary vertical radiator. Karndean flooring, ceiling light point, power points, some with USB points, telephone and television points. Door to:

## KITCHEN (10' 10" X 8' 11") OR (3.31M X 2.72M)

Fitted with a stunning range of two-tone contrasting units with low level Cream high gloss fronted units and a range of Aubergine fronted and cream surround high level units with areas of composite stone style work surface over the base units. UPVC double glazed window to rear, inset LED ceiling spotlights and under cupboard lighting. Inset four burner gas hob with contemporary curved and glazed filter extractor over. Integrated combi/microwave oven and further waist level fan assisted oven beneath, full size dishwasher and washing machine with space for tall standing fridge/freezer. Continuation of Karndean flooring, numerous power points.

## CONSERVATORY (13' 0" X 9' 4") OR (3.97M X 2.84M)

Of UPVC double glazed construction on a brick base with triple-ply poly-carbonate roof, numerous top opening fan lights and a set of double glazed doors leading onto the rear garden, wall mounted double panelled radiator, double power points. Continuation of the Karndean flooring.

From the Dining Room stairs then rise to the:

## FIRST FLOOR PART GALLERIED LANDING

UPVC double glazed window to rear, inset LED ceiling spotlight, door to:

## BEDROOM 1 (14' 0" X 12' 10") OR (4.26M X 3.90M)

A great size and well laid out with UPVC double glazed window to the rear providing a superb outlook over the garden with a set of Velux roof lights with built-in blinds either side of the bed recess providing further natural light to the front. Inset LED ceiling spotlights with individual controlled LED leading lights over each side of the bed, ample space for fitted or freestanding bedroom furniture, double power points some with USB charging points, wall mounted panelled radiator. Door to eaves storage providing additional storage space with flooring and lighting and access to the wall mounted Worcester gas fired boiler. Door also from the bedroom leads to the:

## EN-SUITE SHOWER ROOM (8' 2" X 5' 4") OR (2.49M X 1.63M)

Walk-in double length shower cubicle with chrome fitments including a rainforest shower head and personal hand shower attachment, inset wash hand basin on a floating wall cabinet with vanity unit and corner mounted mixer tap, low level flush WC. UPVC opaque double glazed window to rear, fully tiled walls and aqua panel wall covering in the shower area, vinyl flooring, chrome ladder style towel radiator.

## BEDROOM 4 (13' 10" X 10' 10") OR (4.22M X 3.31M)

Maximum measurement due to bed recess. UPVC double glazed window to rear providing a lovely outlook over the garden with a further Velux roof light to the front with built-in blind, lighting on dimmer switches either side of the bed recess, provision for wall hung television, wall mounted panelled radiator, access to eaves storage cupboard with additional door to the:

**WALK IN WARDROBE (9' 8" X 7' 7") OR (2.94M X 2.30M)** Currently arranged as a walk-in wardrobe with provision for hanging space, dressing table and additional drawer units but also has the plumbing available immediately in the next door cupboard to provide for an en-suite if desired. Inset LED ceiling spotlights, double power point.



## OUTSIDE

The rear garden is a superb feature facing East and measuring some 25m in depth by approximately 15m across. Benefitting from a sizeable area of paved patio immediately abutting the property extending onto an area of lawn with a strategically placed pergola covered and timber decked dining area situated next to the Garden Room. The Garden Room itself benefits from power and lighting and would make a superb reception area for warmer or cooler days alike or a great home office space. To the side of this is a cobbled low maintenance Palm tree garden and situated adjacent to the property is a purpose built store room currently arranged as additional storage for fridges/freezers and a tumble dryer with a Gardener's WC adjacent. To the side of the property there is a secure timber gated pedestrian access which in turn leads to:

## THE APPROACH

Laid mainly to macadam for off road parking for up to four vehicles with dwarf brick wall edging and a small area of lawn and mature hedging in front of the third bedroom. To the head of the driveway there is then access to the:

## GARAGE

Benefitting from painted timber carriage style doors and giving access to a good sized storage space.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction out of the Village passing by The Oaks Brasserie on your left hand side. Take the next right into Castle Avenue and immediately left onto the slip road of Lymington Road and then first right into Silver Way. The property will be found on the right hand side and is numbered.

## PLEASE NOTE..

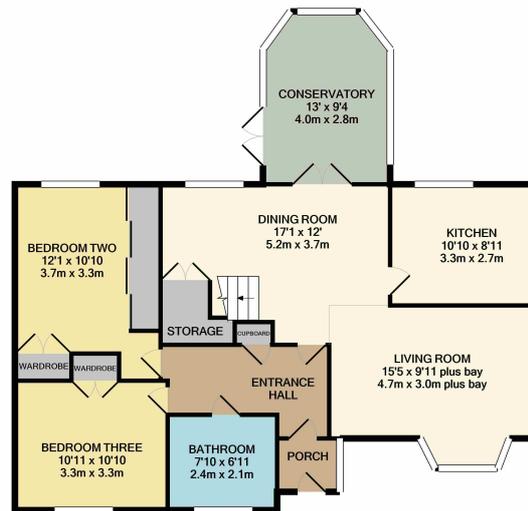
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

## TENURE

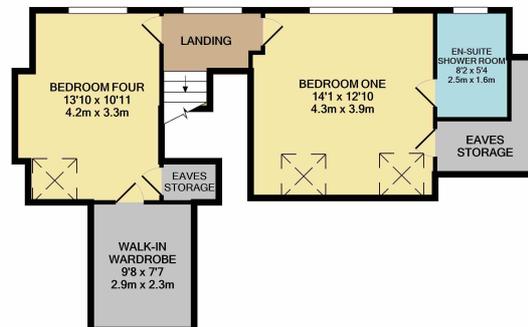
The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is



GROUND FLOOR  
APPROX. FLOOR  
AREA 991 SQ.FT.  
(92.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 553 SQ.FT.  
(51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1545 SQ.FT. (143.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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