



4  2  2 

Clere Gardens, Chineham

Guide price £675,000

BELVOIR!



Key Features

- > Detached family home
- > Large kitchen/breakfast room
- > Seperate dining room
- > Double garage
- > EPC rating: TBC
- > Close to amenities
- > Tenure: Freehold

Belvoir Estate Agents are delighted to present an exceptional opportunity to acquire a beautifully appointed family home, presented in excellent condition throughout. This property boasts a thoughtfully designed ground floor kitchen extension, featuring striking bi-fold doors that seamlessly connect the interior to the landscaped garden. The kitchen itself is a modern design, complete with a central island incorporating a hidden extractor and power outlets, providing a sleek and functional culinary space. Further enhancing the ground floor is a convenient downstairs WC. Ascending to the upper level, you'll find a recently refitted family bathroom, a galleried landing and four bedrooms.



Two of the bedrooms benefit from built in storage and the master also boasts an ensuite shower room. Externally, the property benefits from a full-size double garage, complete with fully insulated electric roller doors, providing ample parking and secure storage. The rear garden has been landscaped, featuring a fire pit area perfect for those warm summer evenings and raised borders, creating an ideal space for outdoor entertaining and relaxation. The location of 16 Clere Gardens is ideally suited for access to a wealth of local amenities, including dentists, a doctor's surgery, nursery, shop, and primary schools, ensuring a convenient and fulfilling lifestyle. Furthermore, the property benefits from excellent local transport links, providing easy access to surrounding areas.

*****PLEASE NOTE - THIS PROPERTY IS OWNED BY A MEMBER OF STAFF FROM THE SELLING AGENT*****

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.



Floor 0



Floor 1

BELVOIR!

Property is personal

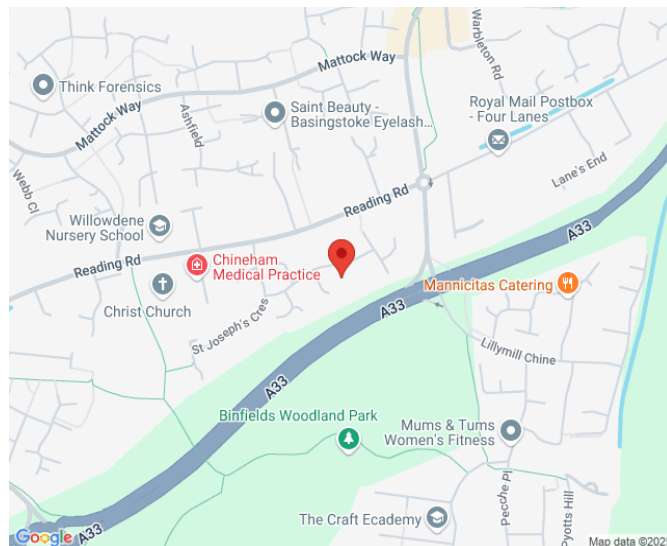
Approximate total area⁽¹⁾
1628.05 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk

01189 820 333