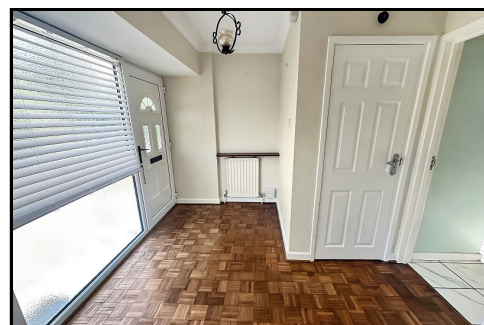




12 Cornford Way, Highcliffe, Dorset. BH23 4QU

£535,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A well presented and spacious three bedroom, two bathroom detached bungalow available with no forward chain. The property comprises generous room sizes, has a neat and well maintained rear garden as well as a garage/store and separate games room to the rear.



ENTRANCE HALL

Steps rise up and UPVC double glazed door with opaque glazed inserts and matching side screen leads into the Entrance Hallway. Parquet wood block flooring, storage cupboard housing the electric consumer unit and Gas fired boiler.

SHOWER ROOM

Fitted with a three piece suite comprising enclosed corner shower cubicle, low level flush WC and wall hung wash hand basin, white ladder style towel radiator, fully tiled walls and floor, inset ceiling spotlights, opaque double glazed window to side.

KITCHEN (12' 4" X 9' 4") OR (3.75M X 2.84M)

Fitted with a good range of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. Integrated appliances include a fridge/freezer, eye level oven, full size dishwasher, inset brand new four ring ceramic hob with concealed filter extractor over. One and half bowl stainless steel sink unit, drainer adjacent and mixer tap over, part tiled walls, tiled splash back and tiled floor. UPVC double glazed window to rear garden, opaque double glazed door to side, wall mounted alarm control panel.

LIVING/DINING ROOM (23' 8" X 10' 7") OR (7.21M X 3.23M)

A wonderfully bright dual aspect reception room with parquet wood block flooring, large double glazed window overlooking the front garden and a partial view over the duck pond opposite. A set of double glazed sliding doors then provide access onto the rear garden. Focal point Gas living flame effect fireplace with timber mantel over and stone surround, low level matching TV stand, wall and ceiling light points, power points, wall mounted double panelled radiators, multi paned glazed door leads into the:

INNER HALLWAY

Providing access to the bedrooms and bathroom, access into the loft space via hatch, airing cupboard with hot water cylinder and slatted shelving.

BEDROOM 1 (8' 11" X 11' 9") OR (2.72M X 3.58M)

Fitted with a good range of built-in sliding door wardrobes housing hanging space and a chest of drawers, wash hand basin with vanity unit beneath. UPVC double glazed window to rear providing a lovely outlook over the rear garden. Ceiling light point, additional built-in cupboard with concertina door. Wall mounted double panelled radiator, ceiling light point, power points, provision for wall hung television.

BEDROOM 2 (14' 4" X 9' 0") OR (4.36M X 2.75M)

UPVC double glazed window to front providing a lovely outlook over the front garden, built-in wardrobe with sliding doors housing hanging space and shelving, ceiling light point, power points, wall mounted double panelled radiator.

BEDROOM 3 (9' 11" X 10' 6") OR (3.01M X 3.19M)

A lovely outlook over the front and partial view to the Duck Pond via a large UPVC double glazed window, built-in wardrobe with hanging space and shelving, ceiling light point, wall mounted panelled radiator, power points.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with hand shower attachment, pedestal wash hand basin, low level flush WC, wall mounted radiator, ceiling light point, opaque UPVC double glazed window to rear.

OUTSIDE

The rear garden is a delightful feature of the property benefitting from an area of paved patio immediately abutting the rear extending onto a good sized, shaped, area of lawn with a further Pergola covered terrace to the rear suitable for outside dining. Outside water tap, storage shed to rear of garage, pedestrian gate to the side leads to:

THE APPROACH

Laid to attractive block paving providing off road parking for two/three vehicles including a covered car port area. Steps to the Kitchen door. To the front of the property is a reasonable sized area of lawn with mature shrub and plant borders.

GARAGE (14' 7" X 9' 3") OR (4.44M X 2.83M)

Up and over door, power and light, wall mounted Gas smart meter, window to side. Door through to the:

GAMES ROOM (13' 11" X 9' 5") OR (4.25M X 2.86M)

Currently arranged as a Games Room but equally at home as a store or alternative use, window to side, pedestrian door to rear garden.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Christchurch. Opposite the Golf Course turn right into Nea Road and follow all the way to the end and turn left onto Smugglers Lane North. Turn left again into Rowan Drive and follow the road round to the right turning left into Preston Way and left again into Cornford Way where the property will be found on the left hand side just past the Duck Pond 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



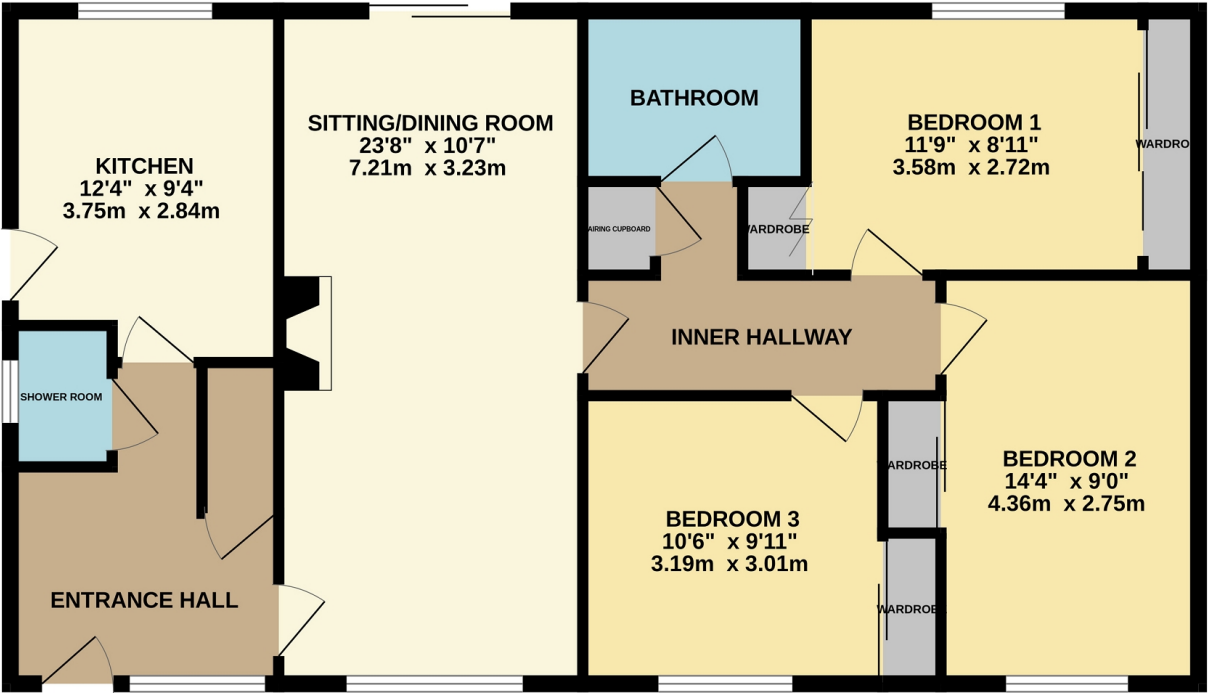
BUYERS NOTE

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.

EPC RATING

The EPC rating for this property is D66

GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.