



57 The Meadway, Highcliffe, Dorset. BH23 4NU

£499,000



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





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A very spacious two/three bedroom detached bungalow situated on a large plot offering plenty of opportunity for extension and reconfiguration if desired and within walking distance of Highcliffe Comprehensive School. The property itself is well designed with good size rooms, an integral garage as well as externally a large summerhouse/home office with power and lighting and a sizeable storage shed. Internally the property could do with some cosmetic modernisation and it is offered for sale with no forward chain.



ENTRANCE LOBBY

Accessed via UPVC part opaque and ornate double glazed entrance door, ceiling light point, door to rear lobby, door to garage and glazed door with matching side screen leads into the:

ENTRANCE HALL

Two ceiling light points, cupboard with sliding door housing the electric consumer unit and meter, further storage cupboard with shelving, access into the roof space via hatch, wall mounted thermostatic control for the central heating system, airing cupboard with slatted linen shelving and hot water cylinder.

LIVING/DINING ROOM (20' 8" X 11' 4") OR (6.31M X 3.46M)

Narrowing to 2.73m in the Dining End. A lovely and bright dual aspect room with large UPVC double glazed window to the front, further UPVC double glazed window to the side aspect. Focal point Gas fireplace set onto a tiled hearth with stone surround, double power points, ceiling light points, wall mounted panelled radiators.



KITCHEN (13' 5" X 8' 3") OR (4.10M X 2.52M)

Widening to 2.91m. Fitted with a good range of base and wall mounted units with areas of laminate roll top work surface, inset four burner Gas hob, eye level double oven adjacent, filter extractor canopy over the hob. Inset twin composite sink unit with mixer tap over and water softener in cupboard beneath. Wall mounted Worcester Gas fired boiler. Tall roller pantry style cupboard unit. Ceiling strip light points. Built in fridge/freezer. Space and plumbing for washing machine.



BEDROOM 1 (17' 4" X 10' 10") OR (5.29M X 3.31M)

Large UPVC double glazed window overlooking the rear garden with a matching door adjacent leading to the same. Two ceiling light points, ample space for fitted or freestanding bedroom furniture, wall mounted panelled radiator, sliding pocket door to:



EN SUITE (9' 3" X 5' 5") OR (2.81M X 1.64M)

Fitted with a coloured suite comprising panel enclosed bath with a wall mounted hand shower attachment over, pedestal wash hand basin and low level flush WC, ceiling light point. UPVC opaque double glazed window to side.

BEDROOM 2 (9' 5" X 11' 4") OR (2.88M X 3.46M)

Situated in the middle of the property with a UPVC double glazed window to the side, built-in wardrobe behind the door with hanging space and shelving, further wall to wall set of mirror fronted sliding door built-in wardrobes housing further hanging and shelving. Wall mounted double panelled radiator, ceiling light point, power points.

BEDROOM 3 (13' 11" X 11' 6") OR (4.24M X 3.51M)

UPVC double glazed windows overlooking the rear garden with a set of matching double doors leading out onto the same. Ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.



SHOWER ROOM

Fitted with a modern three piece suite comprising walk-in shower cubicle with glazed screen, inset wash hand basin with vanity unit beneath, low level flush WC, fully tiled walls and floor, ceiling light point, wall mounted chrome ladder style towel radiator. UPVC opaque double glazed window to side aspect.

REAR LOBBY

Accessed from the entrance lobby and having a UPVC double glazed door with window adjacent and leading in turn to the:

REAR GARDEN

The rear garden is a superb feature being of a large size and fanning out at the rear. The garden is set over three main tiers with a pathway and patio area on the Ground level with a Greenhouse to one side. Extending beyond this to tiered areas of lawn with mature raised borders, large summer house with power points and lighting and a large timber storage shed with power and lighting again. To one side of the property there is then a raised patio area which also houses the rotary washing line with steps down to the Kitchen door. To the other side is a level pedestrian gated access which in turn then leads to:

THE APPROACH

Laid to macadam for off road parking for several vehicles with a good sized area of lawn adjacent. At the head of the driveway there is then access into the:

INTEGRAL GARAGE (18' 3" X 7' 7") OR (5.56M X 2.31M)

UPVC double glazed window to rear, metal up and over door to the front, power and lighting.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Hinton Wood Avenue opposite The Oaks. Bear right at the end and continue along the road turning left into Carisbrooke Way. Follow the road and up the hill and on the sharp bend turn right into Smugglers Lane North which becomes The Meadway at the end. Follow the road and the property will be found on the right hand side and signified by our for sale board.



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.

EPC RATING

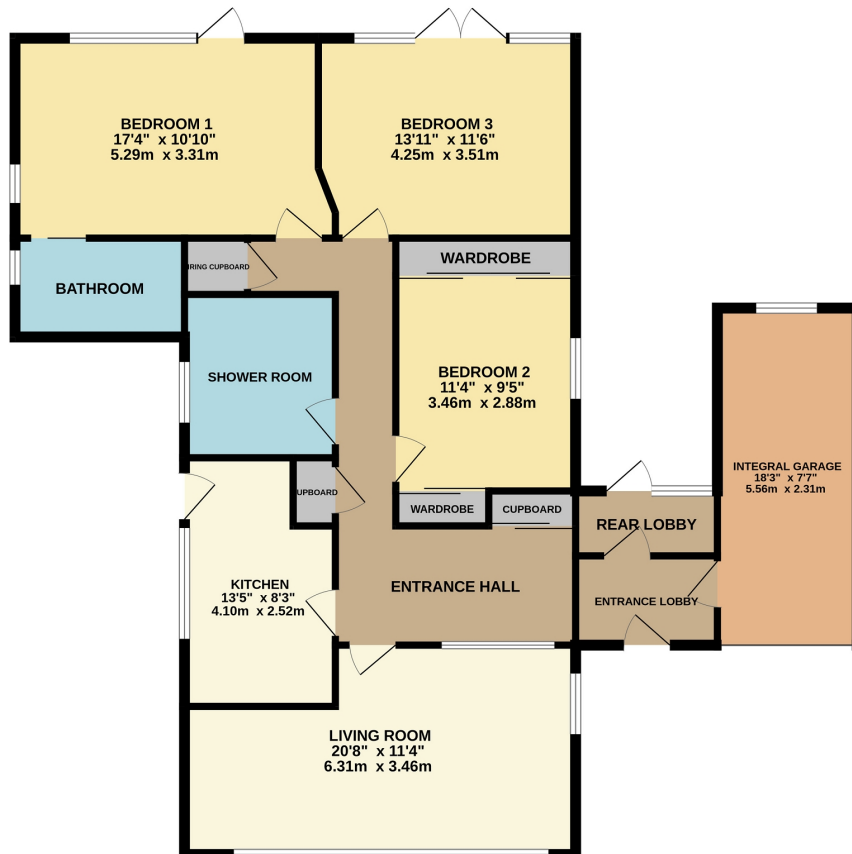
The EPC rating for this property is

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.



GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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