

3 Preston Way, Highcliffe, Dorset. BH23 4QT

£615,000







Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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An outstanding three double bedroom detached bungalow situated in this quiet cul-de-sac location within walking distance of the local shopping facilities and bus routes at Saulflands and around a mile from the beaches. The property has been the subject of meticulous modernisation works through our Vendors 16 years of occupation and is presented to the highest of standards. Viewing of this exceptional bungalow is urged to fully appreciate all that it has to offer.







ENTRANCE HALL

Accessed via a composite entrance door with opaque and stained glass insert, opaque double glazed windows adjacent flooding the hallway with natural light. Recess for telephone table or occasional furniture, recessed ceiling spotlights, cloaks cupboard with hanging space and shelving and also housing the electric consumer unit. Door to:



CLOAKROOM

Fitted with a modern suite comprising low level flush WC and circular pedestal wash hand basin, part tiled walls and tiled floor, wall mounted panelled radiator, recessed ceiling spotlights, opaque double glazed window to the side.

KITCHEN (14' 7" X 9' 5") OR (4.45M X 2.86M)

Shortening to 3.95m in part. A fantastic room, extremely well appointed with a good range of base and wall mounted Shaker style units in a Country Cream finish with extensive areas of laminate roll top work surface over. Integrated appliances include a sizeable Zanussi four ring Induction hob with filter extractor over and Bosch fan assisted oven beneath, a full size Bosch dishwasher with a Fridge/Freezer to one end of the Kitchen. Space and plumbing for automatic washing machine. Inset ceramic sink unit with drainer adjacent and mixer tap over. Under cupboard lighting, recessed ceiling spotlights, wall mounted panelled radiator, UPVC double glazed window overlooking the rear garden and UPVC double glazed door leading to the same.



LIVING/DINING ROOM (23' 6" X 12' 5") OR (7.17M X 3.78M)

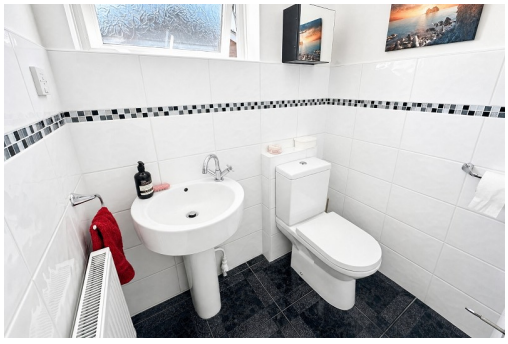
Narrowing in part to 3.31m. A wonderfully light dual aspect room with large UPVC double glazed picture window to the front and a set of UPVC double glazed sliding patio doors to the rear overlooking and leading to the rear garden. Focal point electric flame effect contemporary fireplace. Wall mounted double panelled radiators, ceiling light points, numerous double power points. Door to:

INNER HALL

Access into the roof space via hatch with pull down ladder, wall mounted panelled radiator. Doors lead to all further rooms.

BEDROOM 1 (14' 4" X 9' 0") OR (4.36M X 2.74M)

Situated to the front of the property with a large UPVC double glazed window facing the same, built-in wardrobe with hanging space and shelving, further space for fitted or freestanding units, double power points, wall mounted panelled radiator, ceiling light point.



BEDROOM 2 (13' 10" X 8' 11") OR (4.21M X 2.71M)

Situated to the rear of the property with a UPVC double glazed window overlooking the rear garden, built-in wardrobe with hanging space and shelving, power points, ceiling light point, wall mounted panelled radiator.

BEDROOM 3 (10' 0" X 10' 10") OR (3.06M X 3.31M)

Situated to the front of the property with UPVC double glazed window overlooking the front garden, built-in wardrobe with hanging space and shelving, ceiling light point, wall mounted panelled radiator, power points.

BATH/SHOWER ROOM

Extremely well appointed with a four piece suite comprising tile panel enclosed bath with mixer tap and hand shower attachment, large double width shower cubicle with sliding door and chrome fitments, inset wash hand basin with vanity unit beneath and low level flush WC. Tall white ladder style towel radiator, further storage cupboards with display surface above. Fully tiled walls and floor, numerous inset ceiling spotlights. UPVC opaque double glazed window to rear.



OUTSIDE

The rear garden is a wonderful feature having been professionally re-landscaped for ease of maintenance. Immediately abutting the rear of the property and accessed from both the Kitchen and Dining Room is an extensive area of Porcelain patio which in turn steps up onto a large treated timber decked area perfect for leisure or dining. To the side of the this is a small area of lawn with Porcelain tile edging to one side and brick paviours to the others with a low maintenance washed pea shingle area at the far end. To one side of the bungalow is a fenced storage area and to the other is a pedestrian access gate leading to:

THE APPROACH

Laid mainly to attractive and well maintained brick paviours providing off road parking for three/four vehicles with a small area of lawn to the front with mature bedding plants. At the head of the driveway there is then access to the:



GARAGE (18' 5" X 9' 5") OR (5.61M X 2.87M)

Metal up and over door, power and light, wall mounted Gas meter, UPVC double glazed window to rear and pedestrian access door to the 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 the property is found on the right 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 C69

GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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