39 Ridgefield Gardens, Highcliffe, Dorset. BH23 4QG

£365,000

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

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A superb three bedroom extended family home presented in excellent order throughout and situated within walking distance of the local shops and Highcliffe Comprehensive School. Additionally the property benefits from a larger than average garden, an allocated parking area and garage in the block to the rear. Viewing is urged to fully appreciate the space and quality on offer.

CANOPIED ENTRANCE PORCH
UPVC part opaque double glazed door leads into the:

ENTRANCE HALL
Ceiling spotlight, Karndean style flooring, door to:

GROUND FLOOR WC
Fitted with a modern suite with hidden cistern style low level flush WC, inset wash hand basin with mixer tap, fully tiled walls, ceiling spotlight, UPVC opaque double glazed window to front.

LIVING/DINING ROOM (26' 6" X 15' 11") OR (8.08M X 4.84M)
Narrowing in part to 2.44m in the Dining Area. A lovely and bright dual aspect room with large UPVC double glazed bay window to the front and a set of double doors opening into the Conservatory at the rear. Provision for wall hung television, ceiling light points, wall mounted double panelled radiators, under stairs storage cupboard, double power points. Door to:

KITCHEN (11' 1" X 7' 5") OR (3.37M X 2.25M)
Well appointed with a good range of base and wall mounted Shaker style units with square edged wood effect work surface over. Inset stainless steel sink unit with mixer tap over and drainer adjacent. Inset four ring Ceramic hob with fan assisted oven beneath and filter extractor canopy over. Space for tall standing fridge/ freezer, space and plumbing for washing machine and dishwasher. Continuation of Karndean style flooring, under cupboard lighting and ceiling light point. part tiled walls and tiled splash back, UPVC double glazed window to rear. Feature Blackboard paint wall to one end for creative minds or messages.

CONSERVATORY (10' 0" X 9' 9") OR (3.05M X 2.98M)
UPVC double glazed construction under a pitched triple-ply poly-carbonate roof with windows to three sides and double doors leading out onto the rear garden. Double power point and wall light point.

FROM THE LIVING ROOM, STAIRS RISE TO THE:

FIRST FLOOR LANDING
Large airing cupboard with hot water cylinder and slatted shelving. Access into the roof space via hatch. Ceiling light point.

BEDROOM 1 (14' 0" X 9' 3") OR (4.27M X 2.82M)
Providing a lovely outlook over the front garden area via UPVC double glazed window, built-in mirror fronted sliding doors house hanging space and shelving, ceiling light point, double power points, wall mounted panelled radiator.

BEDROOM 2 (9' 10" X 9' 3") OR (3.0M X 2.81M)
Providing a lovely outlook over the rear garden via a UPVC double glazed window. Provision for wall hung television, ceiling light point, double power points, wall mounted radiator.

BEDROOM 3 (11' 3" MAX X 6' 4" MAX) OR (3.43M MAX X 1.93M MAX)
Situated at the front of the property and benefitting a UPVC double glazed window overlooking the front garden, built-in wardrobe with hanging rails, wall mounted panelled radiator, ceiling light point, power points.

BATHROOM
Fitted with a modern, white suite with panel enclosed bath with mixer tap over, independent shower fittings over with glazed screen adjacent, inset wash hand basin with open display shelf/storage beneath and hidden cistern style low level flush WC. Chrome ladder style towel. Fully tiled walls and vinyl floor. UPVC opaque double glazed window to rear.

OUTSIDE
The rear garden is a rather special feature and is a much larger than average garden for the area and plenty of room for children's play equipment and storage. Immediately abutting the rear of the property there is a good sized area of lawn with a corner patio area perfect for enjoying the afternoon and evening sun. Beyond this a good sized area of artificial lawn and a covered storage area. To the side here is a pedestrian gated access with an additional access from the rear of the garden out to the:

GARAGE & PARKING
Beyond the rear enclosed boundary of the garden there is an area of land which the current owners use for parking a vehicle. In addition to this they also have a garage which is located in the block adjacent third in from the left hand side and has a metal up and over door and provides good storage for a vehicle or other items.

THE APPROACH
Laid mainly to lawn and enclosed by mature hedging and a mature cherry blossom tree. At the front of the property there is also a useful storage cupboard which houses the Gas fired Worcester boiler, space for a condenser dryer as well as power and light along with the electric consumer unit and meter.

DIRECTIONAL NOTE
From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Nea Road just opposite the Highcliffe Golf Club. Proceed to the end of the road and turn left onto Smugglers Lane North and then right into Nea Close and immediately left into Ridgefield Gardens where the property will be found on the left hand side.

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.

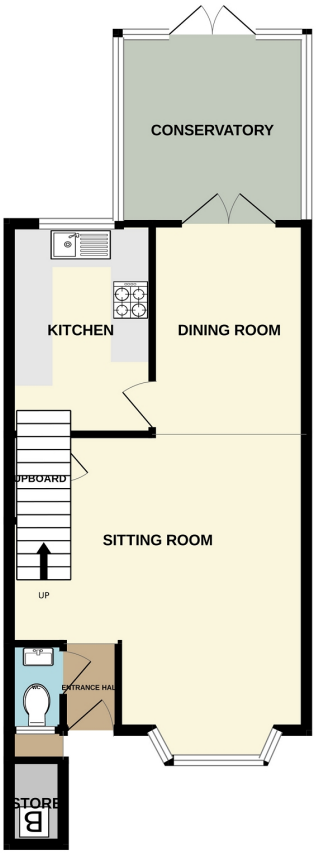
BUYERS NOTE

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.

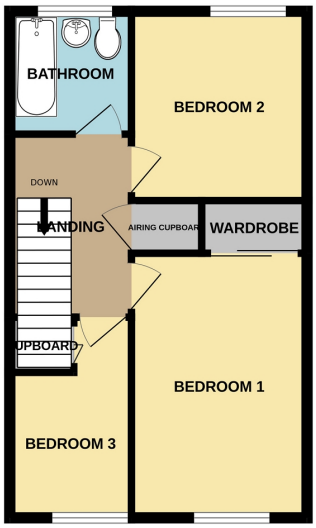
EPC RATING

The EPC rating for this property is C69

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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.