



6 Monkshood Close, Highcliffe, BH23 4TS
£439,950

MOTIVATED SELLER - VIEW TODAY - A well presented three bedroom detached bungalow situated on the ever popular Hoburne Farm Estate in a quiet cul-de-sac and benefitting from spacious accommodation. The property has been well maintained but is now in need of cosmetic modernisation and is offered with no forward chain.



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Covered entrance canopy with light. UPVC opaque double glazed door with matching side screen leads to:

ENTRANCE HALLWAY

Cupboard housing the electric consumer unit, airing cupboard housing hot water cylinder and slatted linen shelving adjacent, further cloaks cupboard with hanging rail and shelving. Power points, ceiling light points, wall mounted panelled radiator. Access to roof space via hatch with pull down ladder.

LIVING ROOM 5.78 x 3.32 (19'0" x 10'11")

Large UPVC double glazed window to front, focal point fireplace with fitted Gas fire set onto a polished Granite tiled hearth, Purbeck stone style surround and timber mantel over, two ceiling light points, power points, television point, wall mounted panelled radiator. Open squared archway through to the:

DINING ROOM 2.97 x 2.92 (9'9" x 9'7")

Double glazed patio doors leading onto the rear garden and providing a pleasant outlook, power points, ceiling light point, wall mounted panelled radiator, serving hatch to Kitchen.

KITCHEN 2.91 x 2.66 (9'7" x 8'9")

UPVC double glazed window to rear, fitted with a quality range of base and wall mounted solid wood fronted cupboard and drawer units with areas of laminate work surface over. Space for under counter fridge, space for hob and oven, double power points, ceiling light point, part tiled walls and tiled splash backs. Inset composite sink unit with drainer adjacent and mixer tap over.

UTILITY ROOM 1.98 x 1.73 (6'6" x 5'8")

Fitted with a matching range of units and work surface allowing space and plumbing for a washing machine. Additional single composite sink unit with drainer adjacent. Wall mounted Gas fired boiler serving central heating and hot water systems. Tiled splash backs. UPVC double glazed door leading onto the rear garden.

BEDROOM ONE 4.17 x 3.57 (13'8" x 11'9")

UPVC double glazed window to rear, built in double wardrobes with hanging space and shelving, additional pieces of bedroom furniture including bedside cabinets with drawers and a large dressing table with drawers to either side of the stool recess. Ceiling light point, power points, wall mounted panelled radiator. Telephone point. Door to:

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising enclosed shower cubicle with Mira fittings, low level flush WC and pedestal wash hand basin. Wall mounted panelled radiator. Ceiling light point. UPVC opaque double glazed window to rear. Tiled walls and carpeted flooring.

BEDROOM TWO 3.33 x 2.57 (10'11" x 8'5")

Measurements to front of wardrobes. UPVC double glazed windows to side, built in wardrobes with double doors housing hanging space and shelving. Ceiling light point, wall mounted panelled radiator, power points.

BEDROOM THREE 3.0 x 2.48 (9'10" x 8'2")

UPVC double glazed window to side, built in wardrobe with shelving, power points, ceiling light point, wall mounted panelled radiator.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with mixer tap over, low level flush WC and pedestal wash hand basin, ceiling light point, wall mounted panelled radiator, tiled walls and carpeted flooring.

OUTSIDE

The rear garden is a lovely feature of the property and benefits from an extensive area of paved patio immediately adjoining the rear of the property in turn leading onto a large area of lawn with a shingled pathway to the side allowing access to the Summer House. To one side of the property there is pedestrian access to the rear of the garage and to the other side there is a secure gated access providing a walk through to the front of the property.

THE APPROACH

To the front of the property there is a large area of macadam hard standing providing off road parking for up to four vehicles with low maintenance shingled beds to the side housing some mature shrubs and plants. The off road parking then provides access to the:

GARAGE 5.23 x 2.84 (17'2" x 9'4")

Metal up and over door, UPVC double glazed window to side, pedestrian access to rear, eaves storage, power and lighting.

DIRECTIONAL NOTE

From our office in Highcliffe follow sign to Christchurch, upon reaching the "Hoburne" roundabout take the third exit onto Hoburne Lane. After a short distance take the left hand turn onto Primrose Way again taking first left into Saffron Way. Follow this for some distance going past the Dental practise and shortly after Buttercup Drive will be found on your left hand side and Monkshood Close is located on your right hand side and the property 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.



TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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