



21 Hazel Close, Highcliffe, Dorset. BH23 4PS

Guide Price £645,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
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NO FORWARD CHAIN - OFFERING ALMOST 1400 SQFT OF ACCOMMODATION - A stunning, deceptively large two double bedroom detached bungalow situated in a quiet cul-de-sac location. The property has been extended and refurbished to exacting standards and benefits a large Living Room and beautiful open-plan Kitchen/Dining space as well as a substantial in-out style driveway offering off road parking.



GENEROUS ENTRANCE HALLWAY

5.0m x 3.0m

Accessed via a UPVC double glazed front door with opaque double glazed inserts and matching side screens. The Entrance Hallway is a bright and welcoming space with two ceiling light points, wall mounted double panelled radiator, engineered Oak flooring, Virgin Media point, alarm control panel and power points. There is an Airing cupboard and Coats cupboard as well as a loft hatch providing access into the roof space.

Doors off to all accommodation.

LIVING ROOM

4.8m x 4.4m

A well proportioned reception room with large UPVC double glazed window to the front, finished with plantation shutters. Ceiling light point and two wall light points, wall mounted double panelled radiator, TV aerial point, power points. Electric fireplace with polished marble surround and matching hearth and mantel.



KITCHEN /DINING ROOM

6.1m x 4.42m

A simply stunning entertaining space which has been extended and refurbished to exacting standards by the current owners. The Kitchen comprises a comprehensive range of base and wall mounted gloss Grey fronted units with areas of granite work surface over. The central island houses a stainless steel sink with mixer taps over and drainer unit adjacent, full sized integrated dishwasher and integrated wine cooler. There is also a five ring induction hob, integrated fridge/freezer, integrated washing machine and an integrated eye level oven with microwave above. UPVC double glazed window to the front, finished with plantation shutters, obscured UPVC double glazed door to the rear, inset ceiling spotlights, three feature light points, two wall light points, engineered Oak flooring, two Velux windows, two double panelled radiators and power points.



MASTER BEDROOM

3.72m x 4.06

A beautiful Master Bedroom with UPVC double glazed window to the rear, finished with plantation shutters, ceiling light point, wall mounted double panelled radiator, Virgin Media point and power points.

Door leads into the:



EN-SUITE SHOWER ROOM

Fitted with a modern matching suite comprising low level flush WC, wall mounted wash hand basin with vanity cupboard below and feature mirror with light function above and an enclosed shower cubicle with chrome shower attachments over. Inset ceiling spotlights, obscured UPVC double glazed window to the side, part tiled walls, chrome ladder style radiator, extractor fan and tiled flooring.

BEDROOM TWO

3.7m x 4.06m

A good sized double bedroom with UPVC double glazed window to the rear, finished with plantation shutters, ceiling light point, wall mounted double panelled radiator, fitted wardrobes lending itself to shelving and hanging space, Virgin Media point and power points.



SHOWER ROOM

Recently re-fitted with a modern white suite comprising low level flush hidden cistern style WC, wall mounted wash hand basin with vanity cupboards and drawers below, walk-in shower cubicle with glass shower screen, power shower and chrome attachments. Inset ceiling spotlights, obscured UPVC double glazed window to the side, tiled walls, chrome ladder style radiator, wall mounted electric infinity mirror, extractor fan, wall mounted radiator and tiled flooring.

OUTSIDE

The rear garden is a superb feature of the property facing East having been remodelled to create a lovely outdoor entertaining space with an area of timber decking and shaped paving. The remainder of the garden is mainly laid to lawn with a raised border to the rear. There is also a good sized Summer House and outside cold water tap. French style doors also provide access into the Workshop and Garage.

THE APPROACH

The substantial in-out style driveway is laid to macadam provides off road parking for a number of vehicles. There is an area of lawn adjacent with shrub and plant borders. At the head of the driveway there is then access to the:

SUBSTANTIAL GARAGE

4.2m x 5.4m

Accessed via a remotely operated electric roller door, the garage lends itself to power and lighting. An open archway provides access to the:

WORKSHOP

3.1m x 3.5m

A useful space with UPVC double glazed french style doors that lead out onto the rear garden. The workshop lends itself to power and lighting.



DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction until reaching Hinton Wood Avenue on your right. Turn here and bear right at the end of this road into the continuation of Hinton Wood Avenue. After approximately 1/2 mile, turn right into Carisbrooke Way following this up Moonrakers hill and round the bends until Forest Way can be found on your right. Turn here and continue down until reaching Nada Road on your left. Hazel Close will be found a little way along on your right and the property will be found on the right hand side and numbered.

PLEASE NOTE..

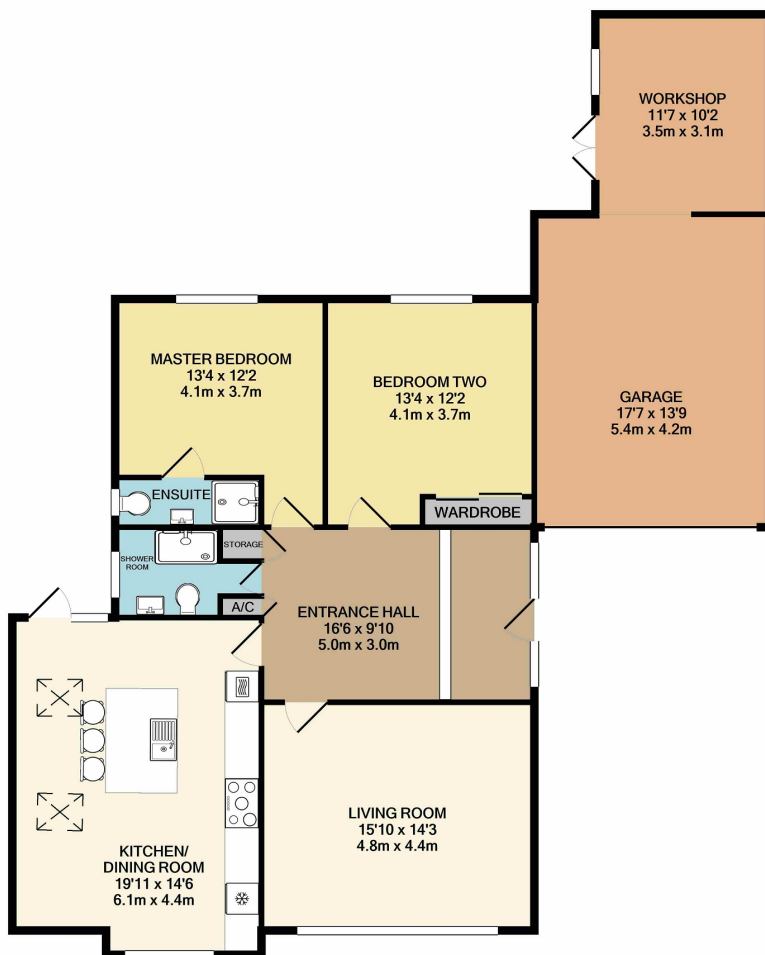
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TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D68



TOTAL APPROX. FLOOR AREA 1380 SQ.FT. (128.2 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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