



11 Buttercup Drive, Highcliffe, Dorset. BH23 4TY

Offers In Region Of £400,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A well presented two double bedroom semi-detached bungalow with a generous and private rear garden and off road parking for numerous vehicles. The property is set in a quiet cul-de-sac location within walking distance of Sainsbury's, the bus routes and around a mile from the beach.



COVERED ENTRANCE PORCH

Ceiling light point, recessed entrance opaque glazed door leads into the:

ENTRANCE HALL

wall mounted panelled radiator, ceiling light point, high level electric consumer unit, airing cupboard with hot water cylinder and slatted linen shelving.

KITCHEN (8' 4" X 7' 2") OR (2.55M X 2.19M)

Fitted with a good range of base and wall mounted units with areas of laminate roll top work surface over, inset four ring ceramic hob with concealed filter extractor over and fan assisted oven beneath. Wall mounted Gas fired boiler serving central heating and hot water systems. Space and plumbing for washing machine and space for tall standing fridge/freezer. ceiling strip light point. UPVC double glazed window to rear, part tiled walls and tiled splash back. inset stainless steel sink unit with drainer adjacent and mixer tap over.



LIVING/DINING ROOM (19' 3" X 10' 0") OR (5.86M X 3.05M)

narrows in part to 2.65m. Dual aspect with large UPVC double glazed window to front and a set of double glazed sliding doors to the conservatory. Focal point fireplace with electric fire set into a faux Granite surround with mantel and hearth. Double power points, ceiling light points, television point, wall mounted panelled radiators.

CONSERVATORY (10' 0" X 9' 0") OR (3.06M X 2.75M)

Of UPVC double glazed construction under a triple-ply poly-carbonate roof on a brick base, windows to three sides and a set of sliding doors leading outside onto the rear patio and garden.

BEDROOM 1 (10' 5" X 8' 2") OR (3.17M X 2.49M)

UPVC double glazed window to front, built-in wardrobe with hanging space, space for further fitted or freestanding bedroom furniture, ceiling light point, provision for wall hung television, wall mounted panelled radiator.



BEDROOM 2 (10' 5" X 7' 3") OR (3.17M X 2.21M)

UPVC double glazed window to rear, currently arranged as a home office but equally suited to a second bedroom. wall mounted panelled radiator, ceiling light point, power points.



SHOWER ROOM

Fitted with a modern white suite comprising enclosed walk-in shower cubicle with chrome fittings, inset wash hand basin with mixer tap over and vanity unit beneath, low level flush WC. Inset ceiling spotlights, wall mounted chrome ladder style towel radiator, UPVC opaque double glazed window to the rear.

OUTSIDE

Extremely private and of a good size, immediately abutting the rear of the property lies an attractive area of paved patio extending onto an area of lawn and bordered by mature hedging, shrubs and plants and enclosed by timber fencing. There is space for a sizeable summer house and garden shed and pedestrian access gate leads to:

THE APPROACH

laid mainly to macadam and providing off road parking for at least four cars, to the side of the driveway is a good sized area of lawn and semi mature tree. At the head of the driveway there is then access to the:

GARAGE (6' 0" X 8' 4") OR (1.84M X 2.53M)

metal up and over door and providing good storage

UTILITY ROOM (10' 2" X 8' 4") OR (3.09M X 2.53M)

arranged with a bank of base and wall units and space for a tumble dryer and further fridge/freezer if required, window to rear, pedestrian door to garden, ceiling light point, power points. squared arch through to store/garage.



DIRECTIONAL NOTE

from our office in Highcliffe proceed West along Lyminster Road until reaching the Hoburne roundabout. Take the third exit onto Hoburne Lane and first left into Primrose Way. Take the first right into Trefoil Way then left at the end into Cornflower Drive. Turn left into Saffron Drive and then first right into Buttercup Drive where if you follow the road round, the property will be seen on the left and numbered.

PLEASE NOTE

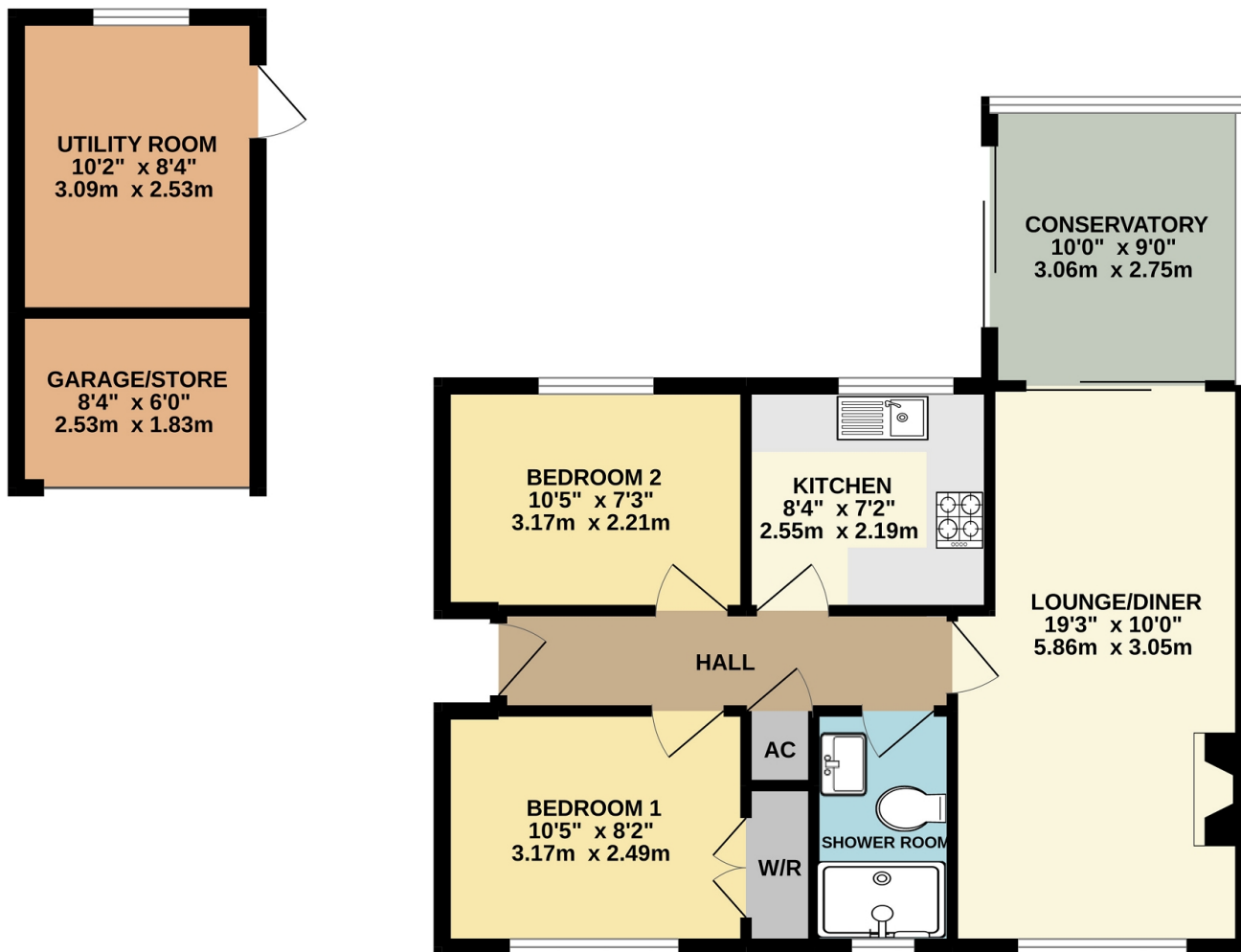
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is D62



GROUND FLOOR



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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