



**7 Hazel Close, Highcliffe, Dorset, BH23 4PS.**

**Guide Price £650,000**



**Ross Nicholas & Company Limited**  
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## 7 Hazel Close, Highcliffe, Dorset, BH23 4PS.

**Guide Price £650,000**

A truly stunning extensively refurbished and remodeled three bedroom detached bungalow situated in a quiet cul-de-sac location. The property offers bright and spacious living accommodation throughout and is finished to exacting standards. Every detail has been carefully thought through to produce a very high quality finish. The property lends itself to a beautiful master suite with a walk-in wardrobe and en-suite shower room. The open-plan living area creates an incredible entertaining space which in turn leads onto a well appointed rear garden. No Forward Chain. Garage and Parking. Sole Agent.



## ENTRANCE HALL

Accessed via a composite part obscured glazed door with matching glazed side screens. Inset ceiling spotlights wall mounted double panelled radiator fitted storage bench with coat hooks and cupboards above telephone point nest thermostat Herringbone LVT flooring and power points. Doors off to all living accommodation.

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM (24' 6" X 14' 10") OR (7.47M X 4.53M)

A well proportioned dual aspect reception room with UPVC high level window to the side and double glazed Aluminium Bi-folding doors that provide access out onto the rear garden. Inset ceiling spotlights two wall mounted ladder style radiators TV aerial point Herringbone LVT flooring and power points.



## KITCHEN

Fitted with a comprehensive range of base and wall mounted cupboard and drawer units with an area of Quartz work surface in part to one wall. There is a central island unit housing various drawer units and fitted power points to the side with feature lights above. Inset stainless steel sink with mixer tap over and inset drainer adjacent. Integrated appliances include: NEFF electric fan assisted Hide and Slide oven with additional matching microwave/oven above integrated dishwasher NEFF fridge/freezer a six bottle wine cooler and a NEFF five ring induction hob with filter extractor above.

## UTILITY ROOM (13' 11" X 5' 11") OR (4.25M X 1.80M)

A multifunctional space housed under a part glazed roof. This area also doubles up as a study or for storage. UPVC double glazed window to the side and patio door to the rear. There is an area of Quartz work surface to one wall with space and plumbing for a washing machine and tumble dryer as well as a high level cupboard suitable for an ironing board. Inset ceiling spotlights Herringbone LVT flooring wall mounted electric radiator and power points.



## BEDROOM 1 (12' 10" X 10' 11") OR (3.91M X 3.33M)

A generous and well designed principle bedroom with UPVC double glazed window to the front. Ceiling spotlights and separate ceiling pendant. Wall mounted double panelled radiator TV aerial point and power points.

Door provides access into the:

## WALK IN WARDROBE

Fitted with a comprehensive range of shelving drawers and hanging space. There is also a ceiling light point and power points.

## EN-SUITE SHOWER ROOM

Recently fitted with a matching white suite comprising of low level flush WC wall mounted wash hand basin with mixer taps over and vanity drawers below and a large enclosed shower cubicle with chrome shower and hand attachment finished with a sliding glass door. Obscured UPVC double glazed window to the front inset ceiling spotlights Porcelanosa part tiled walls chrome ladder style radiator feature mirror with touch-less light function and tiled flooring.



## BEDROOM 2 (11' 7" X 9' 6") OR (3.54M X 2.89M)

A good sized double bedroom with UPVC double glazed window to the front. Ceiling light point TV aerial point wall mounted double panelled radiator and power points.

## BATHROOM

A beautifully appointed and recently fitted matching suite comprising of a low level hidden cistern style flush WC wall mounted wash hand basin with mixer taps over and vanity drawers below freestanding bath and an enclosed corner shower cubicle with chrome shower attachments. Two obscured UPVC double glazed windows to the side inset ceiling spotlights chrome ladder style radiator floating feature shelving Porcelanosa part tiled walls feature mirror with touch-less light function and tiled flooring.



## BEDROOM 3 (10' 0" X 9' 11") OR (3.04M X 3.01M)

A well proportioned double bedroom with UPVC double glazed window to the rear. Ceiling light point wall mounted double panelled radiator TV aerial point and power points.

## OUTSIDE

The rear garden is a particular feature of the property facing South-East. Immediately abutting the rear of the property is an area of paving which in turn leads to a further substantial patio area ideal for al-fresco dining. The remainder of the garden is predominantly laid to lawn with established shrub borders to the rear and side. The garden is fully enclosed by timber fencing and there is a vast area of hard standing on one side of the property which could cater for a number of uses such as storage for a motor home boat or additional parking if required. This can be accessed from the front via a pair of 6ft timber gates.

## THE APPROACH

The property benefits from a substantial macadam driveway which provides off road parking for a number of vehicles. The front garden also has a generous area of lawn and a paved pathway providing access to the side.

## GARAGE (20' 8" X 9' 9") OR (6.30M X 2.98M)

Accessed via an electronically operated roller door. The garage lends itself to power and lighting. There is a timber door to the side providing access onto the rear garden.

## 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 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 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.

## TENURE

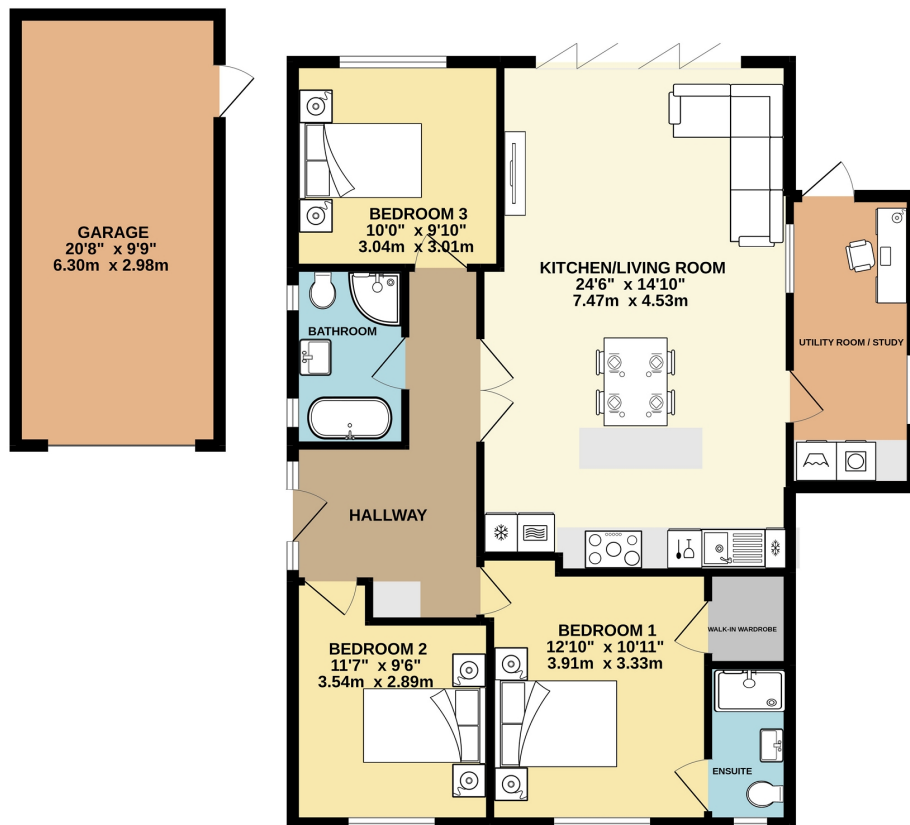
The resale tenure for this property is Freehold.

## EPC RATING

The EPC rating for this property is TBC.



GROUND FLOOR  
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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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