



34 Greenways, Highcliffe, Dorset. BH23 5BD

£2,100 Monthly



Ross Nicholas & Company Limited
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Dorset, BH23 5EY
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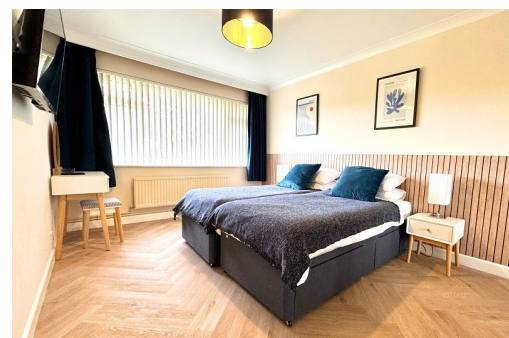




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FURNISHED or UNFURNISHED LET - A well presented three double bedroom detached bungalow situated in beautiful East facing gardens and within walking distance of local shopping facilities, beaches and the cliff top walks with the local School at the top of the road. The property further benefits from a large Conservatory and Utility Room. The Landlords would prefer to let the property Furnished but to the right tenant the property could be made available part or unfurnished if absolutely necessary. Available MID SEPTEMBER



COVERED ENTRANCE CANOPY

Tiled step, courtesy wall light point, composite entrance door with ornate and opaque double glazed inserts leads into the:

SPACIOUS ENTRANCE HALLWAY

Two ceiling light points, wall mounted panelled radiator, wall mounted alarm control panel, wall mounted thermostatic control for central heating system, airing cupboard with slatted linen shelving. Opening into the:

LIVING ROOM (28' 9" X 13' 0") OR (8.77M X 3.95M)

Narrowing in part to 2.92m. L-shaped and wonderfully bright with a large box bay window to the front and a set of double glazed double doors leading to the conservatory to the rear, recessed radiator and shelf display unit with lighting overhead, focal point polished Limestone fireplace with log burner, numerous power points, ceiling light point and inset ceiling spotlights, television point and wall mounted panelled radiator.

KITCHEN/BREAKFAST ROOM (11' 9" X 9' 8") OR (3.58M X 2.94M)

Fitted with a good range of base and wall mounted units with areas of laminate roll top work surface over. Inset four ring NEFF hob with concealed extractor over and eye level Hotpoint double oven adjacent. Freestanding dishwasher. Recess for freestanding fridge/freezer. Inset one and half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Double width pantry cupboard with shelving. Part tiled walls, tiled splash back and tiled flooring. Ceiling light point, double power points. UPVC double glazed window to rear and door to:

CONSERVATORY (10' 4" X 22' 4") OR (3.14M X 6.80M)

Of UPVC double glazed construction under a tinted double glazed roof and providing ample space for dining suite and recreation and further benefitting from wall light point and power points along with a television point. Double doors provide access onto the rear patio and garden beyond with a further return set of doors into the Dining Room and another door to the:

UTILITY ROOM (9' 11" X 6' 4") OR (3.03M X 1.93M)

Fitted with a range of base and wall mounted units with laminate roll top work surface, space for washing machine, inset stainless steel sink unit with drainer adjacent and mixer tap over, UPVC double glazed window to rear. Door to side passageway and leads into the:

GARAGE (25' 9" X 8' 11") OR (7.84M X 2.72M)

Metal up and over door, power and lighting and also housing the electric meter, consumer unit and Gas meter. Further access is provided by a hatch and pull down ladder into the loft space to the rear of the garage is a pedestrian access and UPVC double glazed door leading to the rear garden.

From the entrance hallways doors lead to the bedrooms and bathroom.

BEDROOM 1 (14' 10" X 10' 11") OR (4.51M X 3.33M)

Narrowing to 3.0m in part. A wonderful main room with large UPVC double glazed window to the rear providing a lovely outlook over the rear garden itself. Fitted with an entire wall width of mirror fronted wardrobes housing hanging space and shelving. Wall mounted double panelled radiator, ceiling light point, power points.

BEDROOM 2 (10' 10" X 10' 11") OR (3.31M X 3.34M)

Large UPVC double glazed window to front, built in wardrobes with hanging space and shelving, wall mounted panelled radiator, ceiling light point, power points, concertina door to the:

EN-SUITE SHOWER ROOM

Fitted with a modern suite comprising walk-in shower cubicle with glazed door and having chrome fittings, wall hung wash hand basin and low level flush WC. Part tiled wall and tiled splash back, tiled floor. UPVC opaque double glazed window to front, inset ceiling spotlights.

BEDROOM 3 (11' 10" X 7' 10") OR (3.60M X 2.39M)

UPVC double glazed window to the rear, ceiling light point, power points, wall mounted panelled radiator, telephone point, ample space for fitted or freestanding furniture.

BATHROOM

Fitted with a full four piece suite comprising panel enclosed bath with tiled surround, large enclosed shower cubicle with rainforest shower head and personal hand shower attachment, low level flush WC and pedestal wash hand basin. Part tiled walls and tiled splash back, tiled flooring, inset ceiling spotlights, UPVC opaque double glazed window to front, chrome ladder style towel radiator.

OUTSIDE

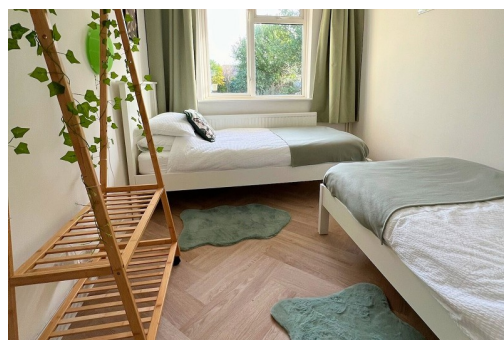
The rear garden is a fantastic feature of the property benefitting from a large area of attractive paved patio immediately abutting the rear and extending to a large outside leisure and dining area with pathways to the side of a good sized area of lawn with large, deep and well stocked shrub, tree and plant borders. Pathways run to either side of the property offering further storage potential and access to:

THE APPROACH

Laid mainly to lawn with driveway parking for up to two cars and shrub and plant borders.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turning into Hinton Wood Avenue opposite The Oaks. Continue at the end bearing right until reaching Braemar Drive on the right hand side and turn here. Follow the road until reaching Greenways on your right and the property will be found on the left just at the start of the hill decline.



PLEASE NOTE..

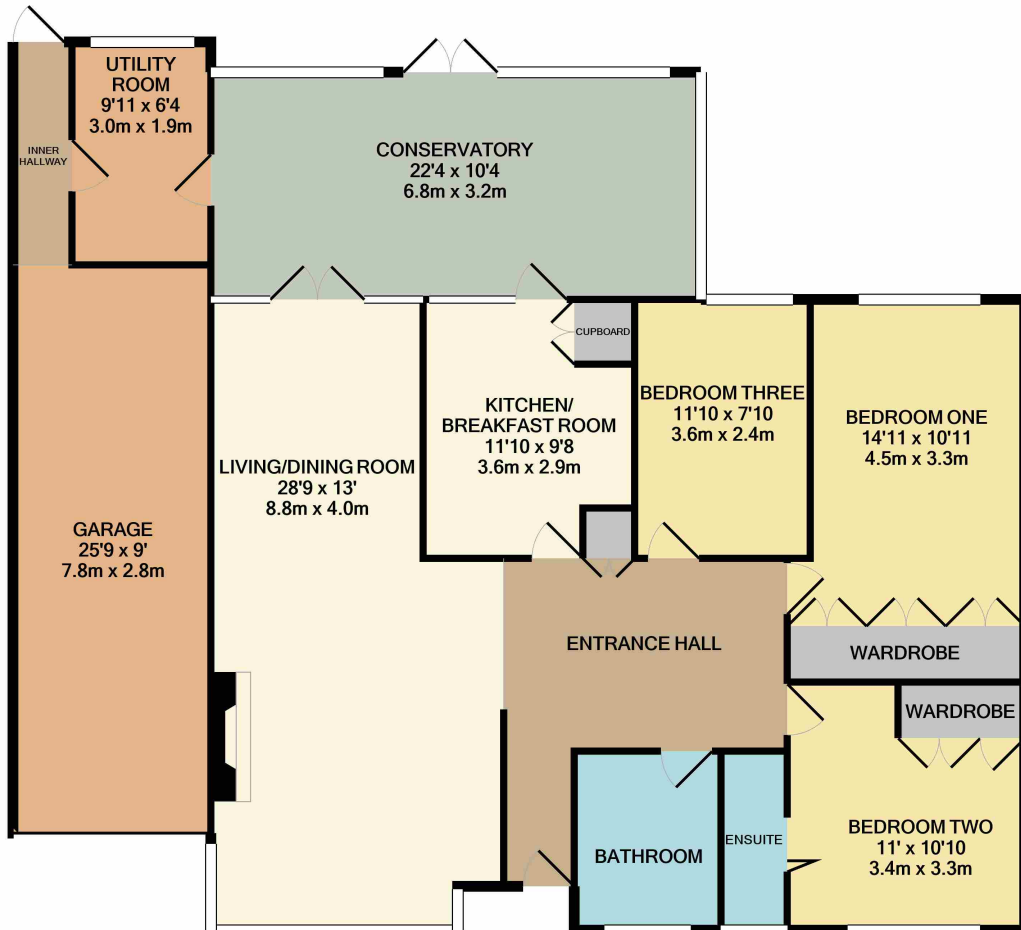
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is TBC



TOTAL APPROX. FLOOR AREA 1614 SQ.FT. (150.0 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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