



**135 Saffron Drive, Highcliffe, Dorset. BH23 4TQ**

**£400,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777







**135 Saffron Drive, Highcliffe, Dorset. BH23 4TQ**

**£400,000**

A well presented two double bedroom semi-detached bungalow situated on the ever popular Hoburne Farm development. The property offers well proportioned living accommodation and benefits a good sized conservatory and boot room. The rear garden faces West and there is a garage in a nearby block. Early viewing's are strongly advised.



## ENTRANCE HALL

Accessed via a UPVC double glazed front door. Inset ceiling spotlight, large storage cupboard housing the consumer unit and electricity meter with wooden shelving above. Obscured UPVC double glazed window to the front and power points.

Door provides access into the:

## SITTING ROOM (14' 0" X 11' 10") OR (4.26M X 3.60M)

A bright and spacious reception room with UPVC double glazed window to the front. Two ceiling light points, wall mounted panel radiator, gas fireplace with feature stone surround, TV aerial point, telephone point and power points.

## INNER HALL

Ceiling light point, wall mounted panel radiator, loft hatch with drop down ladder providing access into the roof space, airing cupboard housing the hot water cylinder with slatted shelving, power points.

Doors off to all accommodation.

## KITCHEN (10' 3" X 7' 7") OR (3.12M X 2.31M)

Fitted with a range of modern base and wall mounted cupboards and drawers, with areas of laminate roll top work surface in part to two walls. Inset composite sink with mixer tap over and drainer unit adjacent. Space and plumbing for a washing machine and space for an upright fridge/freezer. Integrated under counter double electric fan assisted oven with inset four ring gas hob and filter extractor over. Ceiling light point, tiles all all visible wall space and power points. UPVC double glazed patio door provides access into the Boot Room/ Utility Area.

## UTILITY AREA (5' 0" X 7' 3") OR (1.52M X 2.20M)

Of part brick and UPVC construction. Double glazed units to both sides and rear with UPVC patio door providing access onto the rear garden. Tiled flooring, wall mounted Gas fired Worcester boiler and power points.

## BEDROOM 1 (12' 0" X 10' 10") OR (3.65M X 3.30M)

A generous and well proportioned double bedroom with UPVC double glazed window to the front. Ceiling light point, a range of fitted bedroom furniture including wardrobes and wall mounted cupboards. Wall mounted panel radiator and power points.

## BATHROOM

Fitted with a matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity cupboards below and a panel enclosed bath with mixer tap and hand shower attachment over. Obscured UPVC double glazed window to the rear, ceiling light point, fully tiled walls, wall mounted panel radiator and tiled flooring.

## BEDROOM 2 (10' 3" X 8' 8") OR (3.12M X 2.64M)

UPVC sliding patio door providing access into the Conservatory. Ceiling light point, wall mounted panel radiator, built in storage cupboard, TV aerial point and power points.

## CONSERVATORY (9' 6" X 9' 4") OR (2.89M X 2.84M)

Of part brick and UPVC construction under a tinted glass roof. Wall mounted double panelled radiator, tiled flooring and power points.

Double opening french doors provide access onto the:

## REAR GARDEN

The rear garden is a particular feature of the property facing West. There is a generous area of paving abutting the rear of the property with a step leading up to the raised area of lawn. The garden is enclosed by timber fencing to both sides and rear and there are numerous flower borders and a timber shed at the bottom of the garden.

## THE APPROACH

The front of the property has been laid to shingle for ease of maintenance, creating off road parking for numerous vehicles. A paved pathway runs through the middle providing access to the front door.

## GARAGE

Situated in a nearby block. Metal up and over door.

## 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 Drive. Follow this for some distance going past the Dental practise and the property is situated on the left hand side.

## 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

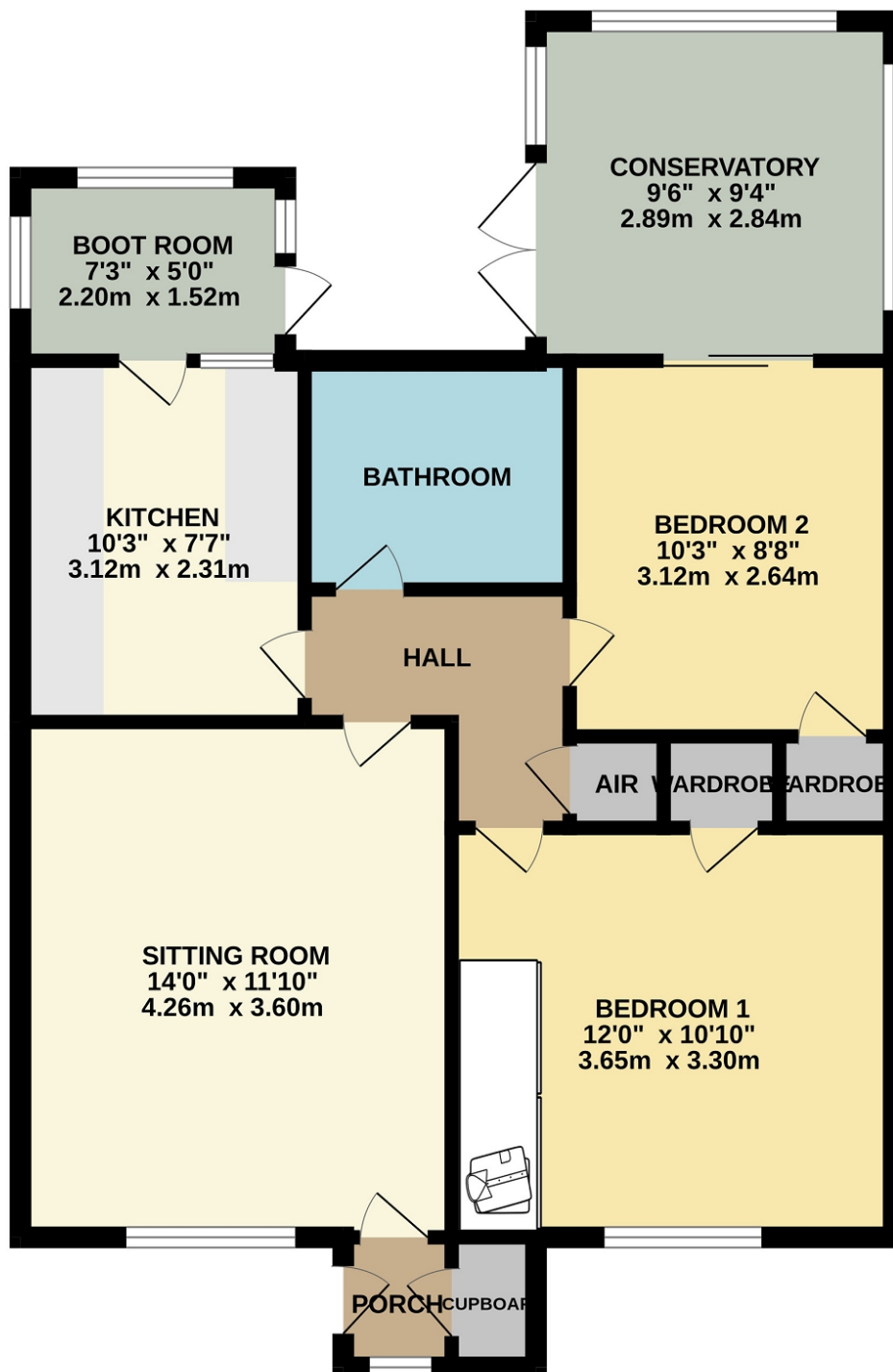
## EPC RATING

The EPC rating for this property is TBC





GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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