



2 Amberwood Gardens, Highcliffe, Dorset. BH23 5RT

£775,000



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





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BH23 5RT**

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A detached five bedroom detached house built by Willton Homes Ltd in 2016 situated in a well established convenient location within the school catchment area for Highcliffe. The property benefits from the remainder of the 10 year Premier New Home Warranty and is finished to a superior standard with latest high standards in insulation and energy efficiency.



UNDERCOVER ENTRANCE

Outside light point, composite double glazed door with chrome door furniture provides access to:

ENTRANCE HALL (17' 8" x 4' 9") or (5.39m x 1.46m)

Spacious entrance hall with smooth finished ceiling, two ceiling light points, mains voltage smoke detector, alarm system, chrome switches and sockets throughout the property, fully tiled floor, double panelled radiator with independent thermostat, Oak veneered doors with stainless steel handles, staircase to first floor landing with Oak handrails, glass balustrades with Velux window above flooding the stairwell with natural light. Coats storage cupboard/broom cupboard, door provides access to services cupboard housing water softener, electric meter, safety trip consumer unit and data cabinet which networks the whole house. Door provides access to:

SITTING ROOM (17' 7" x 11' 8") or (5.36m x 3.56m)

Smooth finished ceiling, two ceiling light points, UPVC double glazed window with fitted window shutter facing side aspect with double glazed bi-fold doors providing access to the patio and delightful landscaped rear garden. Chrome switches and sockets including satellite connection points, TV and data points, pre-wired for 5.1 surround sound, double panelled radiator with independent thermostat.

KITCHEN/DINING ROOM (18' 4" x 11' 8") or (5.60m x 3.56m)

Smooth finished ceiling with numerous LED downlights, under pelmet kitchen lighting, fully tiled flooring throughout which is a continuation from the hallway. Kitchen comprises comprehensive range of eye level and floor mounted storage units in a contrasting colour scheme with Lanford Stone work surfaces with integrated drainer with recessed one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, indesit induction hob with glass splash back with extraction hood above. Integrated Bosch fan assisted oven with integrated Miele microwave oven and grill above with cupboards above and beneath. Integrated fridge and freezer, cutlery drawer, numerous pan drawers, numerous power points including telephone point and data point, heat detector, double panelled radiator with independent thermostat and room continues to provide access to main Dining Area with bi-fold doors overlooking the rear garden aspect, TV, satellite, data and telephone connection points, door provides access to:

UTILITY ROOM (10' 2" x 5' 1") or (3.11m x 1.55m)

Smooth finished ceiling, two LED ceiling down lights, matching kitchen units to kitchen providing a comprehensive range of eye level and floor mounted storage cupboards with stainless steel sink with single drainer and swan necked mixer tap, space and plumbing for washing machine and tumble dryer beneath. Wall mounted extractor, double glazed door providing access to rear garden, single panelled radiator with independent thermostat, tiled flooring, Oak veneered fire door provides access to garage.

GARAGE (17' 9" x 9' 10") or (5.40m x 2.99m)

Motorised roller shutter door, two ceiling strip lights, double glazed door providing access to rear garden, Glow Worm gas fired central heating boiler, two power points, dry lined walls which are emulsioned in white with a grey colourwash floor, alarm system, access to fully boarded loft above garage providing fantastic storage space also providing access to pressurised hot water cylinder and ceiling light point.

GROUND FLOOR CLOAKROOM

Continuation of tiling from hallway, wall mounted WC with concealed cistern above, wall mounted wash hand basin with vanity unit beneath, monobloc mixer tap with tiled splash back, heated chrome effect towel wall, part tiled walls, ceiling extractor, ceiling light point.

BEDROOM 3 (12' 1" x 11' 7") or (3.68m x 3.53m)

Smooth finished ceiling, ceiling light point, large UPVC double glazed window with fitted shutters provide aspect over front garden and street scene. Double panelled radiator with independent thermostat, TV aerial point, data connection point, power points, built-in professionally fitted sliding wardrobes fitted out with hanging and shelving within, door provides access to:

EN-SUITE SHOWER ROOM

Smooth finished ceiling with LED ceiling downlights, ceiling extractor, opaque UPVC double glazed window facing side aspect, fully tiled suite comprising corner shower cubicle with double entry door providing access to thermostatic shower mixer with adjustable shower attachment above. Wall mounted wash hand basin with vanity unit beneath with monobloc mixer tap above, mirror which is back-lit with shaver socket to one side. Wall mounted low level WC with concealed push button flush system, heated chrome effect ladder style towel rail which is dual fuel with electric element for Summer months.

BEDROOM 4 (9' 8" x 9' 4") or (2.95m x 2.84m)

Smooth finished ceiling, ceiling light point, delightful corner aspect room with double glazed window facing front and side aspects with fitted shutters, numerous power points including TV aerial point and data point, radiator with independent thermostat.

FIRST FLOOR LANDING (10' 6" x 3' 3") or (3.21m x 0.99m)

Smooth finished ceiling, ceiling light point, mains voltage smoke detector, access to loft via drop down loft hatch, the area is lit by Velux window, power points. Door provides access to:



BEDROOM 1 (17' 10" x 11' 9") or (5.44m x 3.58m)

Ceiling gently slopes to two sides with Velux window and large glass gabled end wall which is double glazed and fitted with window shutters providing a fantastic view and flooding the room with natural light overlooking a Westerly aspect. Double panelled radiator with independent thermostat. Range of fitted Hammonds wardrobes to one wall with a combination of hanging space and shelving within. TV aerial point, satellite connection point and data connection point including telephone point, door provides access to:

EN-SUITE SHOWER ROOM (7' 7" x 5' 8") or (2.30m x 1.73m)

Smooth finished ceiling which slopes to one side with Velux window. Fully tiled flooring and walls, quality suite comprising wall mounted wash hand basin with monobloc mixer tap and vanity unit beneath. Corner shower cubicle with double entry doors providing access to thermostatically controlled shower mixer with adjustable shower attachment above. Wall mounted low level WC with concealed cistern with push button flush and heated dual fuel chrome effect towel rail. Wall mounted back lit mirror with shaver socket.

BEDROOM 2 (12' 0" x 11' 7") or (3.67m x 3.52m)

Sloping ceilings to two sides with Velux windows. Smooth finished ceiling, double panelled radiator with independent thermostat, numerous power points, TV aerial point, data connection point and door provides access to walk-in wardrobe with smooth finished ceiling which gently slopes to two sides, ceiling light point, bespoke fitted shelving and hanging space, radiator, power points.

BEDROOM 5 (9' 2" x 8' 11") or (2.79m x 2.71m)

Smooth finished ceiling which gently slopes to two sides, Velux window facing street scene which faces West, radiator with independent thermostat, TV aerial point, data connection point, power points.

BATHROOM (7' 9" x 9' 3") or (2.36m x 2.81m)

Smooth finished ceiling which gently slopes to one side, ceiling extractor, LED downlights. Four piece bathroom suite which comprises panelled enclosed bath with wall mounted mixer taps with shower attachment. Wall mounted wash hand basin with monobloc mixer tap with vanity unit beneath with mirror above which is back lit with shaver socket. Wall mounted low level WC with concealed push button flush system, double opening shower doors provide access to corner shower with thermostatically controlled shower mixer with adjustable shower attachment above. Dual fuel ladder style full height radiator, fully tiled walls and flooring.

OUTSIDE - FRONT

Off road parking for approximately three cars and in turn leads to the garage and path continues to side gate in turn leading to rear garden. The front driveway area is lit by two wall uplighters, front garden is laid to lawn with Laurel hedging to front boundary with attractive shrub borders and finished off with wood chippings. Gate leads to:

REAR GARDEN

Wider than average with a large patio area adjoining the property with path providing access to Garage Door, Utility Room door and patio adjoining both Sitting Room and Kitchen areas. Two wall uplighters illuminate the rear garden patio area. The garden is laid to lawn with attractive wooded area on the North side of the garden which provides an attractive mature backdrop from neighbouring properties. Large timber garden storage shed, outside power point, outside water tap.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road taking the second turning right into Gore Road and proceed into Walkford Road and at the junction with Ringwood Road turn right and proceed past the parade of shops and the Amberwood Inn taking the left turning into Amberwood Drive then first left into Amberwood Gardens and No. 2 will be found immediately on the left.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

SURVEY

Require a survey? Visit our website www.rossnicholas.co.uk for further information.

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.

PLEASE NOTE..

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of the property is a staff member of Ross Nicholas & Company Limited.

Tenure

The resale tenure for this property is Freehold




GROUND FLOOR
APPROX. FLOOR
AREA 1133 SQ.FT.
(105.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 792 SQ.FT.
(73.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1925 SQ.FT. (178.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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