



11 Hoburne Gardens, Highcliffe, Dorset. BH23 4PP

£575,000



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

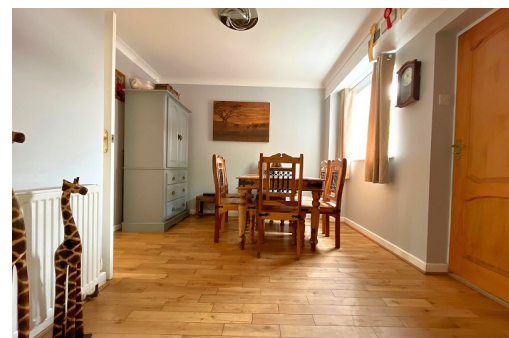
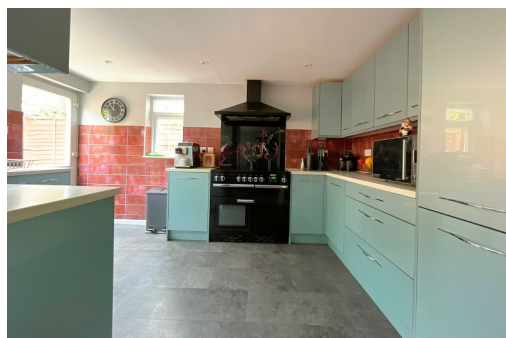




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A well presented three bedroom detached family home situated in a quiet cul-de-sac location. The property is located within close proximity and firmly within the prestigious Highcliffe School catchment area and offers plenty of scope for further extensions stpp if required. This smart property benefits modern and flexible living accommodation as well as a good sized garage and off road parking.



ENTRANCE HALL

Accessed via a composite obscured glazed front door. Ceiling light point, wall mounted double panelled radiator, tiled flooring, fitted cupboard with hanging rail and shelving below.

Door to the:

CLOAKROOM

Fitted with a matching white suite comprising of low level flush WC and a corner mounted wash hand basin with vanity cupboard below. Obscured UPVC double glazed window to the front. Inset ceiling spotlight, wall mounted double panelled radiator and tiled flooring.

L SHAPED SITTING ROOM

A bright and spacious primary, dual aspect reception room with UPVC double glazed window to the front and double opening patio doors to the rear. Three ceiling light points and two wall light points. Inglenook fireplace with feature Oak mantle above. Two wall mounted double panelled radiators, TV aerial point and power points.

Part glazed door provides access into the:

DINING ROOM

A well proportioned dining space with UPVC double glazed window to the rear. Ceiling light point, wall mounted double panelled radiator, engineered oak flooring and power points.

KITCHEN

Fitted with a comprehensive range of base and wall mounted cupboards and drawer units with areas of granite work surface in part to four walls. Inset stainless steel one and a half bowl sink with mixer tap over and drainer unit adjacent. Range Master cooking stove with extractor hood over. Integrated appliances include: fridge/freezer and dishwasher. Dual aspect room with UPVC double glazed windows to the side and rear with door providing access onto the garden. Inset ceiling spotlights, part tiled walls, vinyl flooring and power points.

UTILITY ROOM

Accessed from the dining room. UPVC double glazed window to the rear. Space and plumbing for a washing machine and tumble dryer and space for a chest freezer. Ceiling light point, tiled flooring and power points

FIRST FLOOR LANDING

Stairs from the L shaped Sitting Room rise to the First Floor Landing.

UPVC double glazed window to the side. two ceiling light points, wall mounted double panelled radiator and power points.

BEDROOM 1

A good sized double bedroom with large UPVC double glazed window to the front. Ceiling light point, wall mounted double panelled radiator, fitted wardrobes and power points

BEDROOM 2

Double bedroom with large UPVC double glazed window to the rear. Ceiling light point, wall mounted double panelled radiator, fitted wardrobes, airing cupboard and power points.

BEDROOM 3

UPVC double glazed window to the front. Ceiling light point, wall mounted double panelled radiator, fitted wardrobes and power points

SHOWER ROOM

Fitted with a modern, matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity cupboards below and a substantial walk-in shower with rainforest shower attachment and glass shower screen. Two obscured UPVC double glazed windows to the rear. Two ceiling light points, tiled walls, two chrome ladder style radiators and vinyl flooring.

OUTSIDE

The rear garden is a lovely feature of the property, being well maintained and mainly laid to lawn. There is an area of Indian sandstone paving, creating a fantastic outdoor seating area, as well as an octagonal summer house, which could be utilised as a home office. To the side, there is a further area, separated by low level picket fencing and high level double gates from the front. Cold water tap and outside lighting.

THE APPROACH

There is a generous area of block paving, creating off road parking for several vehicles, with the remainder laid to lawn. Outside lighting and an EV charging point. There are access gates on both sides of the property.

GARAGE

Accessed via an electronically operated roller door. Power and Lighting. UPVC double glazed courtesy door to the 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

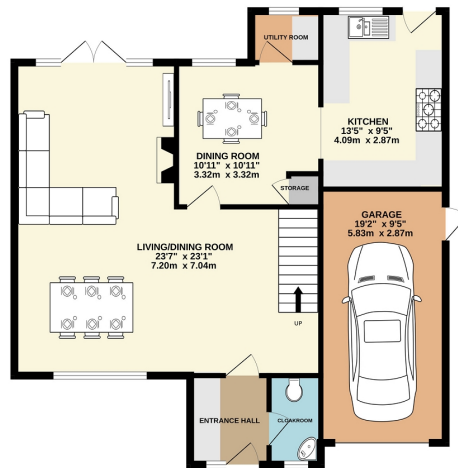


EPC RATING

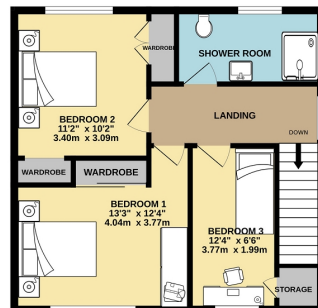
The EPC rating for this property is D67



GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1456 sq.ft. (135.3 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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334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk

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