



19 Buce Hayes Close, Highcliffe, Dorset. BH23 5HJ

£675,000



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





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An outstanding extended and refurbished town centre bungalow comprising three good sized bedrooms, two bathrooms and a stunning open plan Kitchen/Living/Dining Room across the rear of the property. Situated in the heart of Highcliffe centre and with a Utility Room and three off road parking spaces, this is an opportunity not to be missed. Vacant possession.



RECESSED ENTRANCE PORCH

Paved flooring providing a lovely covered seating area if required, composite entrance door with opaque double glazed inserts leads into the:

SPACIOUS ENTRANCE HALLWAY (23' 3" X 9' 1") OR (7.08M X 2.77M)

Narrowing in part to 1.99m and again to 1.07m. A wonderful bright reception area with hall cupboard providing shelving, ample space for further freestanding or built-in furniture if desired. Access into the roof space via hatch. Oak door with glazed insert leads into the:

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (15' 1" X 24' 1") OR (4.61M X 7.34M)

Kitchen area: Fitted with a quality range of base and wall mounted units with areas of Mirror Quartz work surface over. Integrated appliances include a fridge/freezer, ceramic Siemens hob and Fan assisted oven and a full size dishwasher. Wonderfully light with windows overlooking the rear garden and side aspect with a large roof lantern in the centre flooding the room with natural light. A set of double doors then leads out onto the porcelain patio and rear garden beyond.



BEDROOM 1 (13' 11" X 13' 0") OR (4.23M X 3.95M)

A great size principal room with dual aspect double glazed windows to the front and side aspects. Ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted double panelled radiator. Door to:

EN SUITE SHOWER ROOM (9' 10" X 2' 6") OR (2.99M X 0.77M)

Fitted with a quality three piece suite comprising enclosed double length shower cubicle, wash hand basin and vanity unit beneath and hidden cistern style low level flush WC, wall mounted chrome ladder style towel radiator, opaque double glazed window to side, recessed ceiling spotlights.



BEDROOM 2 (15' 11" X 10' 11") OR (4.85M X 3.34M)

A lovely and bright dual aspect room with large UPVC double glazed window to the front and two opaque double glazed windows to the side, provision for wall hung television, ceiling light point, power points, ample space for fitted or freestanding bedroom furniture, wall mounted double panelled radiator.

BEDROOM 3 (9' 11" X 7' 10") OR (3.02M X 2.39M)

Large UPVC double glazed window to the side aspect, wall mounted double panelled radiator, ample space for fitted or freestanding bedroom furniture, ceiling light point, television point.



BATHROOM

Fitted with a quality three piece suite comprising panel enclosed bath with mixer tap and independent shower fittings over comprising rainforest shower head and personal hand shower attachment, inset wash hand basin with vanity unit beneath and low level flush hidden cistern style WC. Chrome ladder style towel radiator, inset LED ceiling spotlights, opaque double glazed window to side.

UTILITY ROOM (9' 10" X 6' 4") OR (3.00M X 1.93M)

Fitted with a good range of base and wall units with areas of laminate wood effect square edged work top over, inset stainless steel sink unit with drainer adjacent and mixer tap over, integrated washer/dryer. Cupboard housing the Worcester Gas fired combination boiler and electric consumer unit. Further range of shallow base units with matching work top over. UPVC opaque double glazed entrance door leading to the side pathway and garden beyond.



OUTSIDE

The rear garden has been professionally re-landscaped and comprises a substantial Porcelain tiled patio area immediately abutting the rear of the property with the remainder then laid to lawn and enclosed by new timber fencing to three sides. At the side of the property is a timber storage shed and a good sized area of limestone chippings with timber fence and gate separating the front from the rear gardens. There is also an outside water tap and external lighting.

THE APPROACH

The front of the property has been partially laid to tar macadam to provide off road parking with the remainder then laid to limestone chippings with sleeper enclosed border housing mature shrubs and plants. A block paved pathway then leads to the front door.

DIRECTIONAL NOTE

From our office in Highcliffe turn right and head towards Christchurch taking the first right hand turn into Bucehayes Close where the property will be found just after the T-junction on the left hand side and signified by our For Sale board.

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.



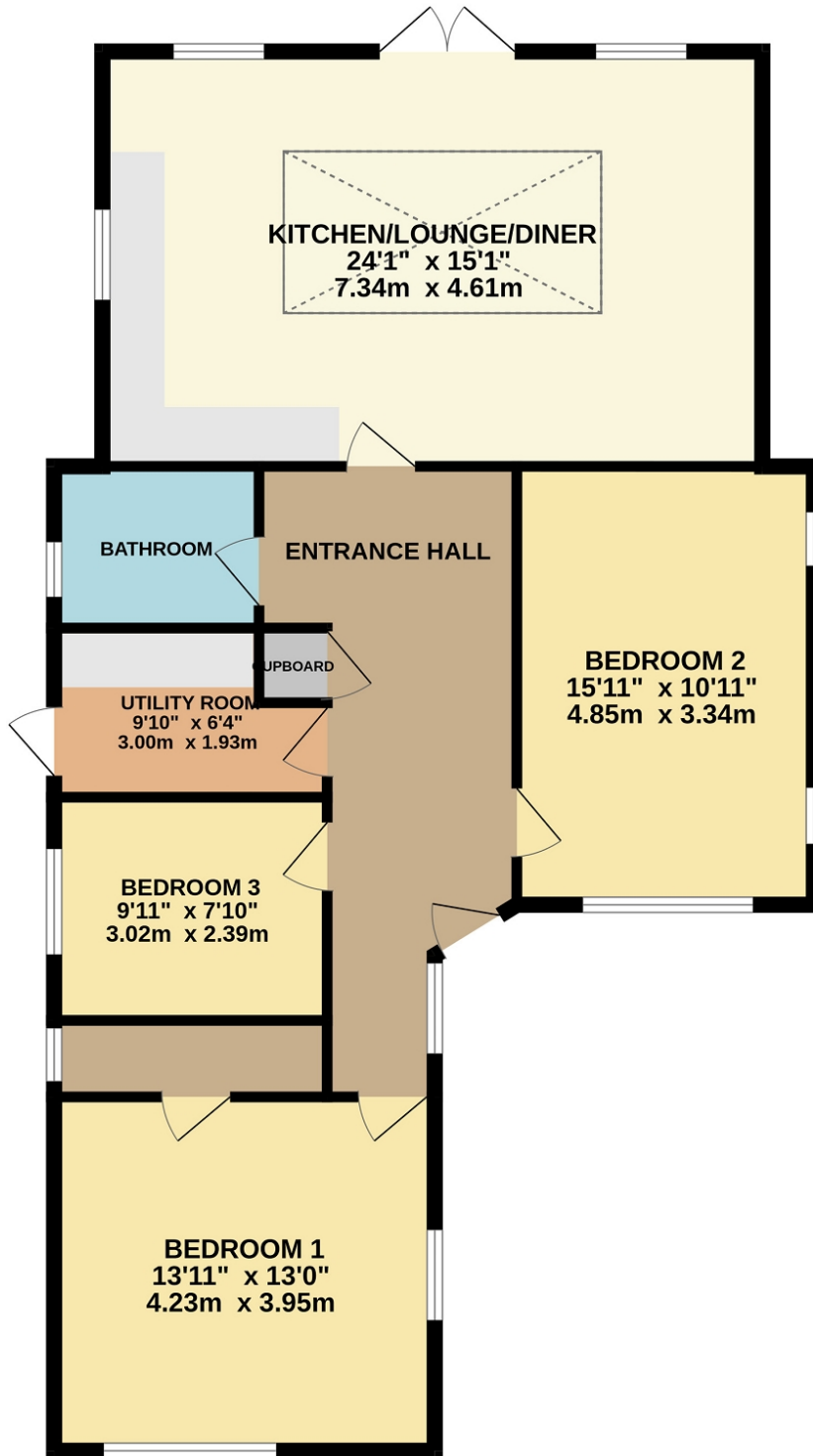
TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is C72

GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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