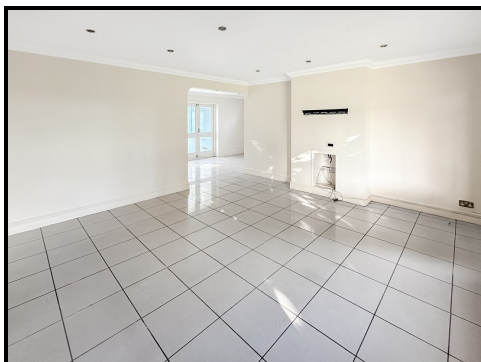




24 Cranemoor Avenue, Highcliffe, Dorset. BH23 5AN

Offers In Region Of £750,000



Ross Nicholas & Company Limited

334 Lymington Road, Highcliffe,

Dorset, BH23 5EY

01425 277 777





24 Cranemoor Avenue, Highcliffe, Dorset. BH23 5AN

Offers In Region Of £750,000

NO CHAIN - Introducing this detached bungalow in the peaceful village of Highcliffe boasting a large open plan living space, a beautiful Victorian-style conservatory, and a kitchen with Oyster Shell Granite work surfaces, four bedrooms, two bathrooms, and a garage plus a driveway for three/four cars, there is plenty of space for the whole family. Situated on a generous 0.3 acre plot, the large garden provides a tranquil retreat, while the elevated terrace overlooks the lush greenery, offering privacy and seclusion. Conveniently located within walking distance to local schools and shops, this property is ideal for those seeking a peaceful yet well-connected lifestyle. Available immediately with no forward chain.



PARTIALLY COVERED ENTRANCE

Composite door with opaque double glazed inserts leads into the:

PORCH

Tiled floor, inset ceiling spotlights, door to:

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, inset ceiling spotlights, power points, tiled floor.

ENTRANCE HALLWAY

Ample storage via three cupboards with shelving and tall storage space, access into the roof space via hatch, porcelain tiled floor, inset ceiling spotlights, door to:

LIVING ROOM

Large UPVC double glazed window to front, continuation of porcelain tiled floor, numerous power points, provision for wall mounted television, telephone point, numerous inset ceiling light points, wall mounted double panelled radiator, opening through to the:

DINING ROOM

Continuation of porcelain tiled floor, wall mounted double panelled radiator, UPVC double glazed window to side, power points, numerous inset ceiling spotlights, door to bedroom four and also to the kitchen. Double doors open through to the:

CONSERVATORY

Of modern double glazed construction under a pitched double glazed roof with numerous windows overlooking the rear garden and a set of double doors leading onto the sun terrace and rear garden. A fully year round useable room with wall mounted panelled radiator, lighting and power as well as the provision for a wall hung television. Porcelain tiled floor. Door to:

KITCHEN

Maximum measurements. Luxuriously appointed with an excellent range of Cream fronted base and wall mounted units with extensive areas of Oyster Shell Granite work surface. Inset four burner Gas hob with concealed filter extractor over, eye level Bosch oven opposite with built in microwave/combi oven above. Integrated fridge/freezer and slimline dishwasher. Inset stainless steel one and a half bowl sink unit with mixer tap over and rinse hose attachment, engraved drainer adjacent. Continuation of porcelain tiled floor, numerous inset ceiling spotlights and under cupboard lighting, power points, window to conservatory, return door to hallway.

BEDROOM 1

Situated to the front of the property with a large UPVC double glazed window, fully fitted with bed, built in wardrobes with hanging space and shelving along with over bed storage cupboards and a dressing table unit with stool recess as well as a matching set of bedside tables. Additional built in wardrobe with hanging space and shelving. Numerous inset ceiling spotlights. Wall mounted double panelled radiator, power points.

BEDROOM 2

Situated to the rear of the property with large UPVC double glazed window to rear, inset ceiling spotlights, wall mounted panelled radiator, space for bedroom furniture, power points.

BEDROOM 3

Also situated to the rear of the property with UPVC double glazed windows to the rear and side aspects, wall mounted panelled radiator, wall mounted panelled radiator, power points, inset ceiling spotlights.

BEDROOM 4

Situated to the front of the property with large UPVC double glazed window to front and side aspects, wall mounted panelled radiator, cupboard housing the Gas meter, additional high level cupboard housing the Electric consumer unit and meter. Space for bedroom furniture, inset ceiling spotlights.

BATHROOM

Fitted with a contemporary suite comprising large double ended panel enclosed bath with centrally located mixer tap and hand shower hose, full size double length shower cubicle with Grohe pre-entry control system and chrome fittings, inset wash hand basin with vanity unit beneath and hidden cistern style WC. Fully tiled walls and floor. Inset ceiling spotlights. Curved chrome ladder style towel radiator. UPVC opaque double glazed window to side.

SHOWER ROOM

Beautifully appointed with large enclosed shower unit with Grohe pre-entry control system and chrome fittings, inset wash hand basin with vanity unit beneath, low level flush WCX, inset ceiling spotlights, curved chrome ladder style towel radiator, UPVC opaque double glazed window to side, fully tiled walls and floor.

OUTSIDE

The rear garden is an exceptional feature and is very rare to find a garden of such size in Highcliffe. Total plot size is around 0.3 acre with an extensive raised sun terrace adjoining the rear of the property with steps then leading down onto an expanse of lawn with mature tree borders. To the side of the property is a secure pedestrian gate with access then leading to:

THE APPROACH

Laid mainly to attractive block paving for off road parking and providing space for up to six vehicles on the driveway with an area of lawn adjacent and mature tree. The driveway then leads to the:



DETACHED GARAGE

Up and over door, power and lighting with pedestrian access to the rear garden.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Christchurch taking the right hand turn opposite The Galleon into Hinton Wood Avenue. Bear right at the end continuing for a reasonable distance until reaching Cranemoor Avenue on the right hand side, turn here. The property can be found on the left hand side of the road and is numbered.

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.

BUYERS NOTE

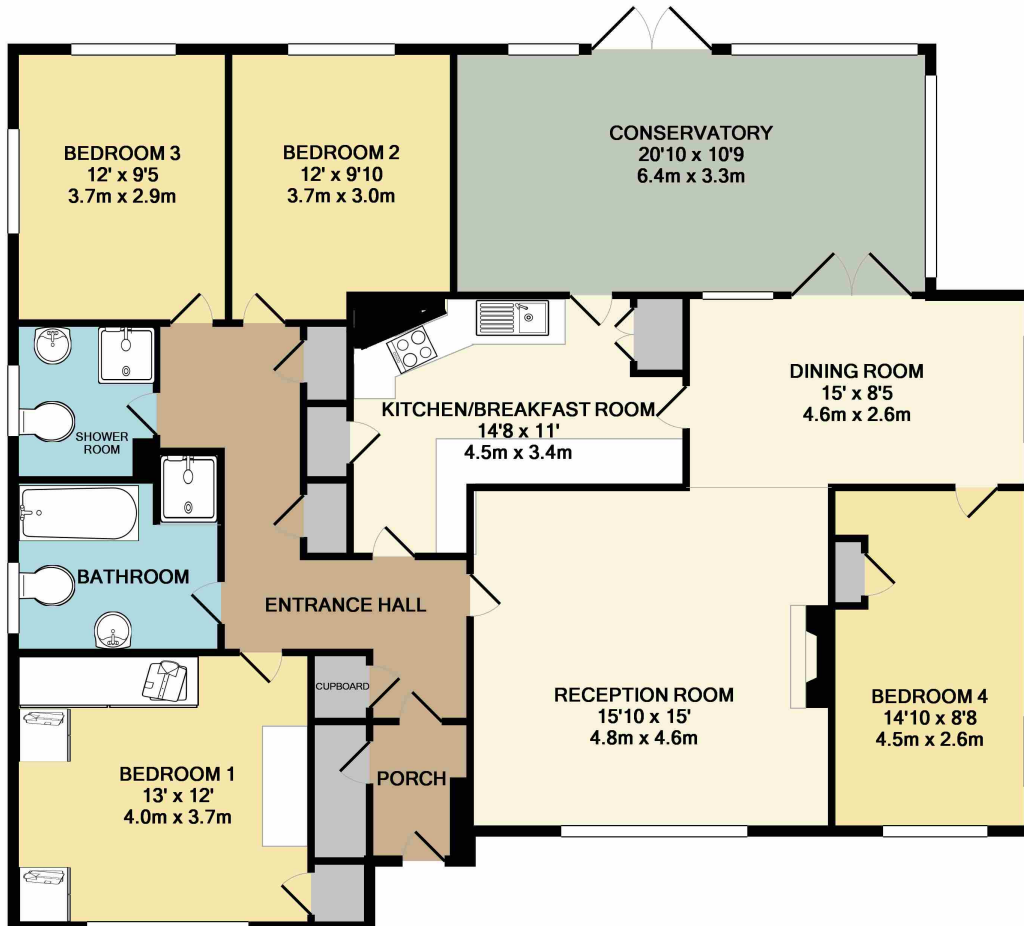
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D60



TOTAL APPROX. FLOOR AREA 1535 SQ.FT. (142.6 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.