

HUMPHREYS & ORR



Leading Agent
for Mudeford, Friars Cliff and Surrounding Areas

43 BURE LANE, FRIARS CLIFF, CHRISTCHURCH, DORSET BH23 4DJ
PRICE £365,000 - COUNCIL TAX BAND 'E'



**VIEWING STRICTLY BY
APPOINTMENT ONLY THROUGH
OWNERS SOLE AGENT
HUMPHREYS & ORR AS ABOVE**

A rare opportunity to acquire this most delightful **EXTENDED DETACHED BUNGALOW** situated in this highly sought after residential area, within level walking distance of Avon Run beach. Renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities, sandy Avon and Friars Cliff beaches, delightful coastal walks, Stanpit Marsh Nature Reserve which in turn adjoins the Harbour, historic Hengistbury Head and the nearby New Forest.

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Principal towns nearby include Christchurch which benefits from the Waitrose and Marks and Spencer food stores and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford Roundabout. For local shopping the Bure Lane Post Office/General Store is within level walking distance of the property, there is also a bus stop almost adjacent to the property.

The property is constructed with external colour washed elevations under a tiled roof. Heating is supplied by a gas fired central heating system and the property also benefits from double glazed windows.

SERVICES: All main services are connected however these together with any heating or domestic appliance which may be included in the sale have not been tested by this agency.

SUMMARY OF ACCOMMODATION

**ENCLOSED ENTRANCE PORCH * ENTRANCE HALL *
LOUNGE WITH PATIO DOORS GIVING ACCESS TO DELIGHTFUL CONSERVATORY *
MODERN FITTED KITCHEN * DINING ROOM EXTENSION WITH PATIO DOORS TO
REAR GARDEN * BEDROOM ONE * BEDROOM TWO * BATHROOM & WC *
OUTSIDE: DRIVEWAY TO GARAGE * MOST ATTRACTIVE GARDENS ***

The accommodation, **VIEWING OF WHICH IS HIGHLY RECOMMENDED** comprises with the following approximate measurements:

ENCLOSED ENTRANCE PORCH

GLAZED FRONT DOOR WITH LATTICE PANE EFFECT AND MATCHING SIDE SCREEN

Electric point. Electric light. Ceramic tiled floor Half glazed door with feature leaded light colour window giving access to:

SPACIOUS HALL Double radiator. Telephone point. Electric point. Two wall light points. Coats cupboard with shelved storage cupboard over. Hatch to roof space with retractable ladder.



LOUNGE 16' x 15'9" max into square bay. Fitted Marble fireplace with inset living flame gas fire. Double radiator. Electric points. TV aerial point. Two wall light points. Aluminium double glazed sliding Patio doors giving access to:

DELIGHTFUL CONSERVATORY 12'6" x 9' Brick and UPVC double glazed construction. Electric points. Double radiator. Two wall light points. UPVC double glazed casement doors giving access to rear patio and garden.

MODERN FITTED KITCHEN 10'5 x 10'3" Partly tiled. Comprising, inset 1 ½ bowl sink with mixer tap. Excellent range of fitted floor and wall units. Work surfaces. Glazed Display Cabinet. Integrated fridge and freezer. Integrated dishwasher and automatic washing machine. Cupboard housing Worcester Bosch wall mounted gas fired central heating boiler. Space for large Range style oven. Fitted canopied extractor hood over. Electric points. Leading to:

DINING ROOM/STUDY/EXTENSION 11'8 x 11'6" Double radiator. Electric points. TV aerial point. Telephone point. UPVC double glazed sliding patio doors giving access to patio and garden.



BEDROOM ONE 13'3" max into circular bay x 11'6"
Double radiator. Wall light point. Fitted wardrobes.
Electric points.

BEDROOM TWO 12'8" into circular bay x 11'5"
Radiator. Fitted large five door mirror fronted wardrobe.
Wall light points. Electric points.

SHOWER ROOM Fully tiled. Comprising, corner shower with New Team electric shower heater and spray. Vanity unit with inset wash hand basin and cupboards under. Low level WC. Two fitted wall mirrors. Wall lights. Double radiator.

OUTSIDE: Driveway giving access to **GARAGE 18' x 9'** approx, with up and over door. Personal door. Electric light and power. Most attractive gardens both front and rear. The front garden has been laid mainly to provide additional parking/boat storage area and has a block paved area with attractive raised ornamental shrub borders. Delightful rear garden having a sunny aspect which is laid mainly to lawn with feature ornamental fishpond, fountain, waterfall and rockery. Paved patio. Well stocked flower and shrub borders. Weeping willow. Garden Chalet.

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VISIT OUR WEBSITE www.humphreysorr.co.uk Website reference : 36372

