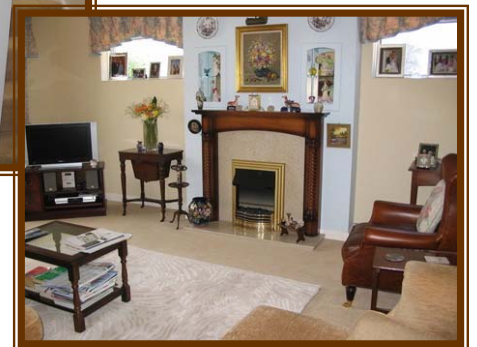
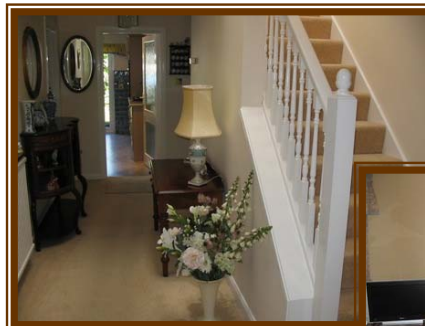


**8 FRIARS ROAD, FRIARS CLIFF, CHRISTCHURCH, DORSET**  
**PRICE £579,950 - COUNCIL TAX BAND 'F'**



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

A rare opportunity to acquire this most spacious **CHALET STYLE BUNGALOW** situated in this highly sought after residential road which adjoins the cliff top. Renowned local amenities include delightful coastal walks. Picturesque Mudeford Quay with its excellent boating and fishing facilities. Sandy Avon and Friars Cliff beaches. Stanpit Marsh Nature Reserve which in turn adjoins the harbour. Historic Hengistbury Head and the nearby New Forest. Principal towns nearby include Christchurch and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout, and for local shopping the Bure Lane/General stores together with bus service are within a short walking distance of the property.

The property is constructed with external brick and tile hung elevations under a tiled roof. Heating is supplied by a gas fired central heating system, and the property also benefits from UPVC double glazed windows. The property offers spacious and versatile accommodation With ground and first floor bedrooms.

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

### **SUMMARY OF ACCOMMODATION;**

**ENTRANCE VESTIBULE \* SPACIOUS ENTRANCE HALL \* LOUNGE \*  
SPACIOUS KITCHEN/BREAKFAST ROOM \* SEPARATE UTILITY ROOM  
CLOAKROOM \* GROUND FLOOR BATHROOM & W.C. \* BEDROOM TWO \*  
BEDROOM THREE \* SEPARATE DINING ROOM / BEDROOM FIVE \*  
STAIRCASE TO FIRST FLOOR LANDING:  
MASTER BEDROOM WITH EN-SUITE BATHROOM \* BEDROOM FOUR \*  
LONG DRIVEWAY GIVING ACCESS TO DETACHED DOUBLE GARAGE WITH \*REAR  
HOBBIES ROOM/STORE \* MOST ATTRACTIVE FRONT AND REAR GARDENS \*  
EXCELLENT OFF ROAD PARKING FOR SEVERAL VEHICLES.**

The spacious well planned accommodation **VIEWING OF WHICH IS HIGHLY RECOMMENDED** comprises with the following approximate measurements.

**UPVC** double glazed entrance door giving access to:

**ENCLOSED ENTRANCE VESTIBULE** Terrazzo flooring and window sill. Feature coloured leaded glass windows. Glazed double doors giving access to:

**SPACIOUS ENTRANCE HALL** Radiator. Two electric points. Central heating thermostat. Coats cupboard with shelving over. Storage cupboard with shelf over.

**DELIGHTFUL LOUNGE 18ft 10ins x 13ft.** Fireplace. Double radiator. TV aerial point. Telephone point. Electric points. Wall light points. 2 Alcove, inset mirror back. 2 side windows.

**KITCHEN/BREAKFAST ROOM 12ft 10ins x 11ft 8ins.** Partly tiled. Comprising: inset stainless steel single drainer sink, matching mixer tap. Comprehensive range of fitted floor and wall units, work surfaces, matching corner display cabinet with drawer and cupboard under. Matching breakfast table. Built-in 4 ring gas hob, extractor hood over. Built-in electric double oven. Built-in dishwasher. Telephone point. Electric points. UPVC double glazed casement doors giving access to rear garden.. :

**UTILITY ROOM** Butler style sink. Plumbing for automatic washing machine and tumble dryer, work surface, radiator. Double wall cupboard. Shelved double storage cupboard with radiator. Ceramic tiled floor. UPVC side entrance door. Electric points.

**CLOAKROOM** Half tiled. White suite comprising: low level WC, corner wash hand basin.

**GROUND FLOOR BEDROOM TWO 12ft 10ins max x 11ft 10ins** two double built-in wardrobes with storage cupboards over. Centre dressing table. Pedestal wash hand basin with tiled back. Double radiator. Electric points.

**GROUND FLOOR BEDROOM THREE 15ft 4ins max x 9ft 4ins. Max.** Range of built-in wardrobes with storage cupboards over. Double radiator. Electric points. Side window.

**DINING ROOM/GROUND FLOOR BEDROOM FIVE 12ft 8ins x 8ft 10ins.** Double radiator. Electric points. Feature port hole window to hallway.

**GROUND FLOOR BATHROOM** Partly tiled. Comprising: corner bath, plumbed in shower mixer and spray. Retractable shower screen. Hand rail. Vanity unit with inset wash hand basin, double cupboard under. Low level WC. Heated towel rail/radiator. Ceramic tiled floor. Shaver point.

### **STAIRCASE GIVING ACCESS TO FIRST FLOOR GALLERIED LANDING.**

Two electric points.

**MASTER BEDROOM 14ft 8ins max x 12ft 10ins max.** Range of built-in wardrobes. Double radiator. Telephone point. Electric points.

**EN-SUITE BATHROOM/SHOWER ROOM** Partly tiled & panelled walls. Comprising: White panelled air bath, chromium mixer tap. Vanity unit with inset wash hand basin, cupboard under, mirror back with lighting. Shaver socket. Low level WC. suite. Wall mounted radiator/towel rail. Large separate shower cubicle with 'Mira' mixer and spray.

**BEDROOM FOUR** approximately 16ft 8ins x 8ft 6ins. Radiator. TV aerial point. Electric points. Feature leaded light coloured glass port hole style window. Under eaves storage access.

**OUTSIDE:** Long driveway giving access to **LARGE DETACHED DOUBLE GARAGE** with motorised up-and-over door. Electric light and power. Double doors from the rear of the garage giving access into:

**REAR HOBBIES/STORE** approximately 14ft x 12ft. Inset lighting. Electric points. UPVC door to garden. Most attractive rear garden, laid mainly to lawn with crazy paved patio and well stocked flower and shrub borders. The front garden is quite secluded from the road, and is laid mainly to lawn with shrubs, flowers and trees.

**PRICE £579,950 FREEHOLD**

**VIEWING STRICTLY BY APPOINTMENT ONLY PLEASE THROUGH**

**HUMPHREYS & ORR, 4 FALCON DRIVE, MUDEFORD  
TELEPHONE 01425 274444**

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