

51 NEA ROAD, HIGHCLIFFE, CHRISTCHURCH, DORSET
PRICE £450,000 - COUNCIL TAX BAND 'E'



VIEWING BY APPOINTMENT ONLY THROUGH OWNERS
AGENTS HUMPHREYS & ORR AS ABOVE

An opportunity to acquire a spacious recently loft converted Chalet, extended and updated to provide GOOD SIZE MODERN FAMILY ACCOMMODATION. The property is situated in an established sought after area, being within 10 minutes walk of the Highcliffe shopping centre and cliff top, and within close walking distance of Highcliffe Castle golf club with a delightful pathway across the course leading to the sandy Friars Cliff beach. Other renowned local amenities include the historic Highcliffe Castle, sandy Highcliffe and Friars Cliff beaches, the picturesque Mudeford Quay, Stanpit Marsh Nature Reserve and the nearby New Forest. Principal towns nearby include New Milton and the Priors town of Christchurch., both offering a good selection of shops, supermarkets etc. The Highcliffe Infant & Junior schools together with the Highcliffe Comprehensive school are within 10-15 minutes walk of the property. Bus services pass along Hinton Wood Avenue & Lymington Road.

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:

**LARGE HALLWAY * 4 BEDROOMS (TWO GROUND FLOOR & 2 FIRST FLOOR)
LOUNGE * SUN LOUNGE * KITCHEN/BREAKFAST ROOM * GROUND FLOOR
SHOWER ROOM * FIRST FLOOR BATHROOM * GAS FIRED CENTRAL HEATING
(COMBINATION BOILER) UPVC DOUBLE GLAZING * UPVC FASCIAS AND SOFFITS
LARGE CARPORT * LARGE GARAGE * OFF ROAD PARKING
SOUTHERLY FACING REAR GARDEN.**

The accommodation comprises with the following approximate measurements:

TWIN UPVC DOUBLE GLAZED DOOR TO ENTRANCE PORCH, FURTHER OBSCURE PART
GLAZED UPVC DOOR TO:

LARGE ENTRANCE HALL 17ft 9ins max x 13ft 9ins max. UPVC double glazed side window, telephone point, cupboard housing electric trip switch, consumer unit, two radiators, smoke detector. Three door cloaks /storage cupboards with hand rails and shelving. Under stairs cupboard and built-in book shelving.

BEDROOM THREE 11ft x 9ft 11ins UPVC double glazed leaded window to front. Four door built-in wardrobe.

BEDROOM TWO 11ft 10ins from wardrobe fronts into bay x 10ft 10ins plus door recess. UPVC Double glazed leaded bay window, radiator, 4 door built-in wardrobe.

SHOWER ROOM fully tiled. Shower cubicle, pedestal wash hand basin, close coupled WC chrome Ladder style towel rail. Two obscure double glazed windows, storage cupboard. Inset low voltage ceiling lighting.

SMALL PANE BEVELLED GLASS DOOR FROM HALLWAY TO:

LOUNGE 16ft 11ins x 10ft 11ins Radiator. TV point. Shelving. 'Gazco' coal effect gas stove with remote control, stone hearth and mantel, two ornate coloured leaded side windows, twin UPVC double Glazed doors and matching side screens to:

SUN LOUNGE 11ft 10ins x 10ft 5ins. UPVC double glazed to side and rear with polycarbonate pitched roof, radiator, ceramic tiled floor, light/fan. UPVC double glazed window to Kitchen/diner. Twin UPVC double glazed doors to garden.

Small pane bevelled glass door from hallway to:

KITCHEN/BREAKFAST ROOM 26FT 4INS X 10FT

KITCHEN AREA: One and a half bowl inset sink unit with monobloc tap. Extensive range of work surfaces with integrated fridge/freezer and dishwasher. Matching tall cupboard and pull out unit, further work surfaces, two ceiling spotlights arrays, canopy style extractor over space for range style cooker. UPVC double glazed side window, further small side windows. Cupboard housing 'Worcester' electronic gas combination boiler. Space for dresser, matching glazed wall cupboards with open ended shelf unit, part tiled walls. **BREAKFAST AREA.** Radiator. UPVC double glazed twin doors to garden.

STAIRS FROM HALLWAY TO LANDING: Velux window. Smoke detector.

BATHROOM Suite of panelled bath with mixer tap. Close coupled WC. Wash hand basin. Chrome ladder style towel radiator. UPVC obscure double glazed window. Extractor fan. Inset low voltage ceiling lighting. Fully tiled walls.

BEDROOM ONE 15ft 5ins max x 11ft 1ins Two twin door built-in wardrobes. Two eaves access doors, radiator, UPVC double glazed rear window.

BEDROOM FOUR 11ft x 10ft 2ins Radiator. Two eaves cupboards. UPVC leaded double glazed front window.

OUTSIDE: Long tarmac drive and parking area. The front garden with brick retaining wall, planted with a variety of shrubs. Twin doors to CAR PORT 20ft 10ins approx. x 9ft 2ins. With sensor light, tap and cupboard with space and plumbing for washing machine, shelving, further storage area. Twin part glazed door to GARAGE 25ft approx. x 9ft 1ins Power and light points. Pitched roof with storage space, rear window and obscure UPVC double glazed side door.

The rear garden has ornate paved area to rear of the property, pond, lawn with well stocked shrub borders, circular patio area to rear boundary. Timber garden shed, well fenced and secluded, enjoying a Sunny southerly aspect.

PRICE £450,000 FREEHOLD

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