

**HUMPHREYS & ORR**

**Leading Agent**  
for Mudeford, Friars Cliff and Surrounding Areas



**4 HYNESBURY ROAD, FRIARS CLIFF, CHRISTCHURCH,  
DORSET BH23 4ER  
PRICE £499,950 Freehold COUNCIL TAX BAND 'E'**



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

An opportunity to acquire **A MOST ATTRACTIVE DETACHED PROPERTY OF CHARM AND CHARACTER** offering exceptionally spacious and versatile accommodation situated in this highly sought after residential road within walking distance of sandy Avon Run beach. Other renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities. Delightful Coastal walks. Stanpit Marsh Nature Reserve which in turn adjoins the harbour. Historic Hengistbury Head and the nearby New Forest. Principal towns nearby include Christchurch which benefits from the Marks & Spencer and Waitrose supermarkets and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout and for local shopping the Bure Lane Post

Office/general store together with bus service is available within walking distance of the property.

The property is constructed with external rendered elevations under a tiled roof and heating is supplied by a gas fired central heating system.

**Services:** All main services are connected however these together with any heating or domestic appliances that may be included in this sale have not been tested by this Agency.

### SUMMARY OF ACCOMMODATION

**ENTRANCE DOOR giving access to ENTRANCE HALL\* GROUND FLOOR BATHROOM \* INNER HALLWAY \* DELIGHTFUL LOUNGE/DINING ROOM \* KITCHEN/BREAKFAST ROOM \* MASTER BEDROOM SUITE WITH EN SUITE SHOWER ROOM \* SEPARATE SITTING ROOM/GROUND FLOOR BEDROOM FOUR \* STUDY/GROUND FLOOR BEDROOM FIVE \* STAIRCASE TO FIRST FLOOR LANDING BEDROOM TWO WITH EN SUITE BATHROOM \* BEDROOM THREE OUTSIDE DRIVEWAY GIVING ACCESS TO LONG DETACHED GARAGE WITH REAR UTILITY/STORAGE AREA \* ATTRACTIVE GARDENS FRONT AND REAR**

The spacious well planned accommodation viewing of which is highly recommended comprises with the following approximate measurements:

**ENTRANCE DOOR** giving access to:

**ENTRANCE HALL.** Radiator. Electric points. Under stairs storage cupboard.

**GROUND FLOOR BATHROOM** Partly tiled white suite comprising panelled bath. Chromium mixer tap and hand shower attachment. Two hand rails. Shower screen. Pedestal wash hand basin with tiled back. Low level wc . Radiator.

#### **INNER HALLWAY**

**DELIGHTFUL LOUNGE/DINING ROOM 26' 4" max x 16' 0" max.** Feature brickette fireplace with inset wood burner effect gas fire. Double and single radiators. Electric points. TV aerial point Beamed ceiling. Wall light points.

**KITCHEN/BREAKFAST ROOM 13' 0" x 12' 0"** Partly tiled comprising inset stainless steel one and a half bowl sink. Matching mixer tap. Waste disposal unit. Excellent range of fitted floor and wall units. Work surfaces, Leaded light glazed display double cabinet. Inset and built in Neff Electric oven and Hotpoint four ring hob and extractor hood over.

**STUDY 10' 6" x 10' 6" into recess.** Radiator. Electric points. Cupboard housing wall mounted gas fired central heating boiler. Wood louvered door. Double airing cupboard with linen shelving and radiator.

**GROUND FLOOR MASTER BEDROOM SUITE . 15' 4" x 11' 0"** Range of mirror fronted wardrobes. Two radiators. Electric points.

**EN SUITE SHOWER ROOM** fully tiled shower cubicle with mixer and spray. Vanity unit with inset wash hand basin. Mono bloc mixer tap. Cupboard and drawers under. Mirror with shelving and cupboard plus lighting and shaver socket over. Low level wc suite. Radiator.

**SITTING ROOM 10' 6" into bay x 10' 0"** Radiator. Electric points.

**STAIRCASE TO FIRST FLOOR LANDING** Electric points. Walk in airing/storage cupboard also housing Heatray Savior mega flow hot water system cylinder.

**BEDROOM TWO 12' 6" x 12' 10" max.** Radiator. Electric points. Walk in storage/wardrobe cupboard.

**EN SUITE BATHROOM** Partly tiled white suite comprising panelled bath. Pedestal wash hand basin with tiled back. Low level wc suite. Radiator.

**BEDROOM THREE 12' 0" x 10' 4" max.** Radiator. Electric points.

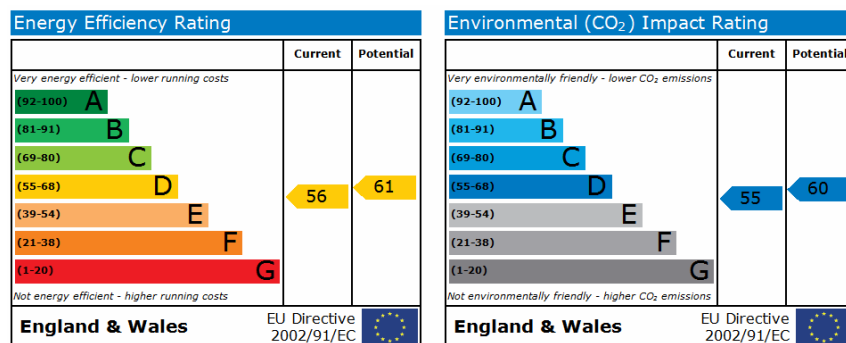
**OUTSIDE DRIVEWAY TO GARAGE 36' 0" x 12' 8" max.** Radiator. Electric points. **Rear utility area** with plumbing for automatic washing machine. Electric points. Useful storage area and stable type door giving access to rear garden. There is also a personal door at the front of the garage for access to the front of the property. Up and over door.

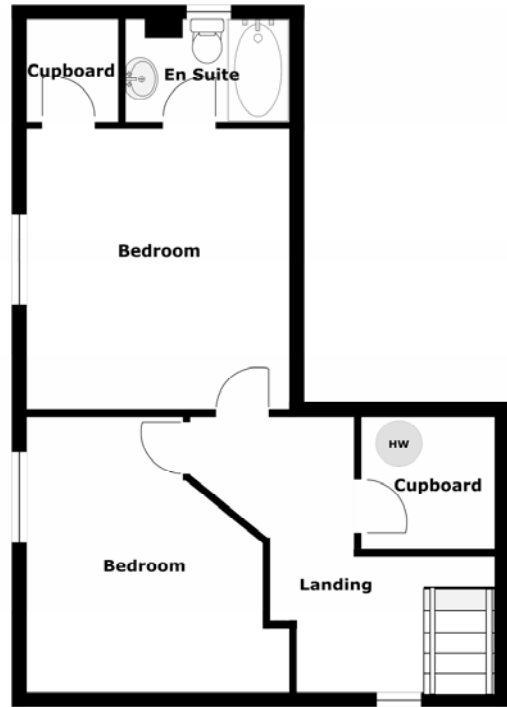
**THE REAR GARDEN** is well enclosed laid mainly to lawn two patio areas. Well stocked with flowers and shrubs. Water tap. Small green house. **THE FRONT GARDEN** is laid mainly to lawn being well screened from the road with mature shrubs and trees

**PRICE £499,950**

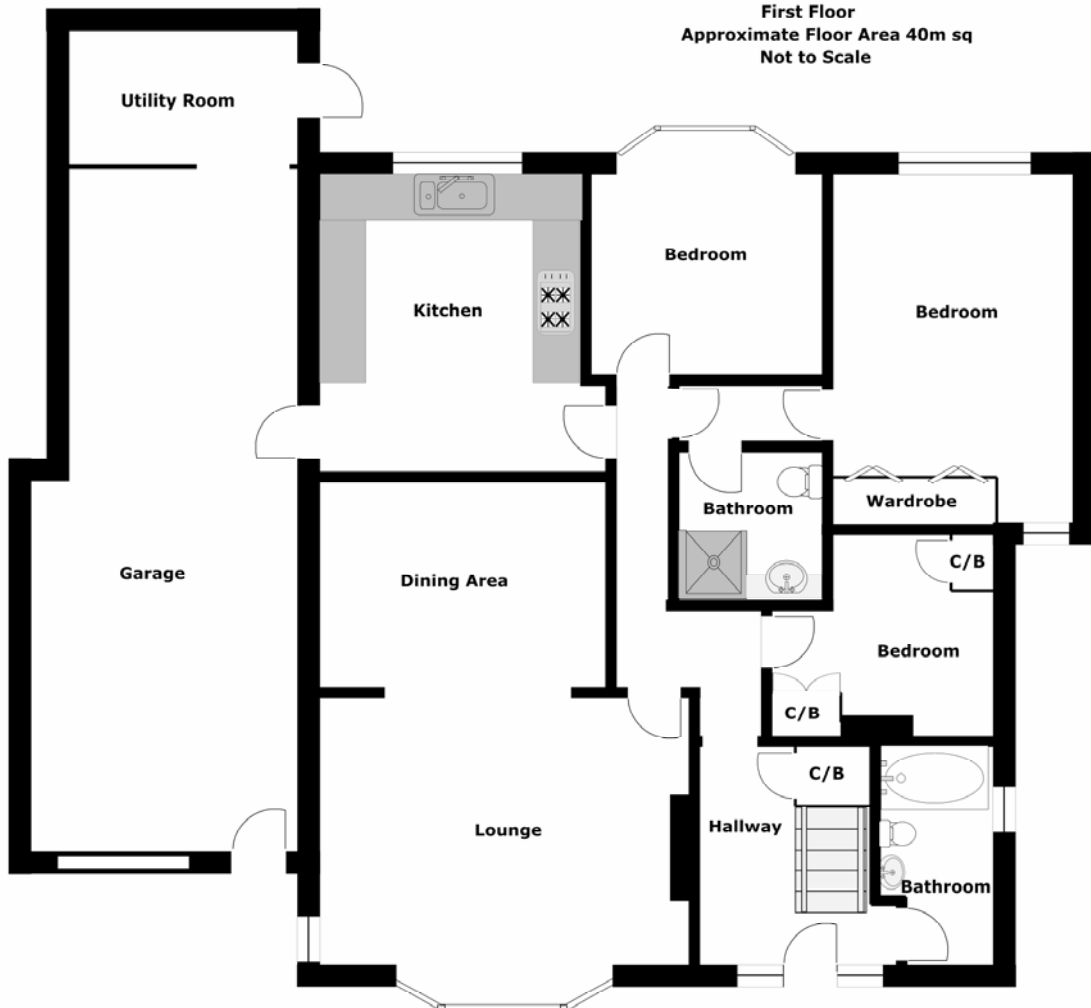
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**WEBSITE : [www.humphreysorr.co.uk](http://www.humphreysorr.co.uk) Ref:36432**





**First Floor**  
 Approximate Floor Area 40m sq  
 Not to Scale



**Ground Floor**  
 Approximate Floor Area 108m sq  
 Not to Scale