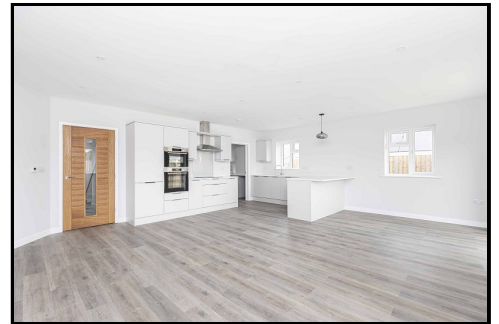




3b Seaton Road, Highcliffe, Dorset. BH23 5HW

Guide Price £675,000



Ross Nicholas & Company Limited
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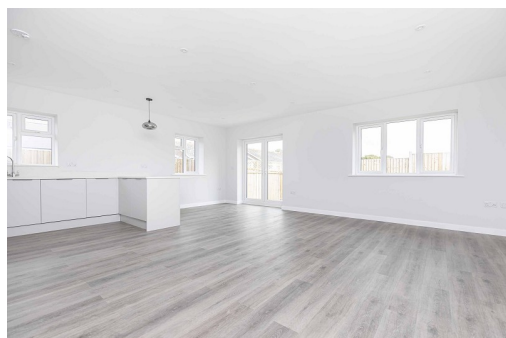




3b Seaton Road, Highcliffe, Dorset. BH23 5HW

Guide Price £675,000

An outstanding three double bedroom detached bungalow currently Under Construction in the centre of Highcliffe village. This well configured, high quality and spacious home features a superb Open-Plan Kitchen/Living/Dining Room as well as a Utility Room and opens out directly onto the South/East facing garden at the rear. For peace of mind a 10 year ICW warranty will be supplied.

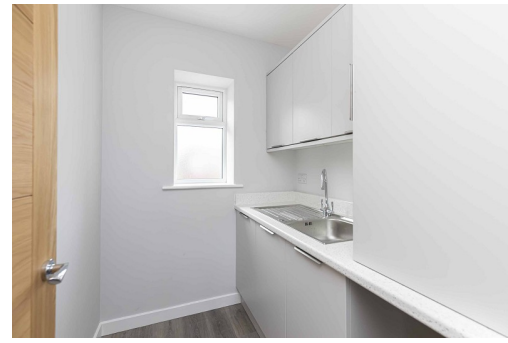


ENTRANCE HALL

A spacious entrance with sloped block paved entranceway leading through a composite door with opaque double glazed insert, double glazed window to side, cupboard (to be fitted) housing the under floor heating manifold and providing some storage space, access into the roof space via hatch with pull down ladder, numerous inset LED ceiling spotlights, doors to all principal rooms.

OPEN PLAN KITCHEN/ LIVING/DINING ROOM

A wonderful reception room with an extensive Kitchen area styled with grey slimline handled Kitchen units under large areas of Mirror Quartz work surface including a large area designed as a Breakfast Bar for informal dining. Integrated appliances include a fridge/freezer, dishwasher, Bosch eye level double oven and Bosch induction hob. Inset stainless steel sink unit with mixer tap over and engrained drainer. Karndean style flooring throughout. UPVC double glazed windows to side and rear aspects, double glazed doors then lead out onto the rear patio and garden beyond. Door from Kitchen area to:



UTILITY ROOM

Fitted with a matching range of cupboards under a laminate Quartz effect work top. Cupboard housing the Vaillant gas fired boiler. Inset stainless steel sink unit with drainer adjacent and mixer tap over. UPVC opaque double glazed window to front.

BEDROOM 1

A great principal bedroom with UPVC double glazed window to rear, large recess for wardrobes, provision for wall mounted television with high level TV point and power adjacent. Further double power points, numerous inset LED ceiling spotlights. Door to:



EN SUITE SHOWER ROOM

Well appointed with an enclosed shower cubicle with rainforest shower head and personal hand shower attachment, hidden cistern style low level flush WC and wash basin with vanity unit beneath, chrome ladder style towel radiator, opaque double glazed window to side, inset LED ceiling spotlights, fully tiled walls and floor.

BEDROOM 2

Situated to the front of the property with a large UPVC double glazed window to the front aspect, provision for high level wall hung television with TV point and power point adjacent, inset LED ceiling spotlights. Ample space for fitted or freestanding bedroom furniture.



BEDROOM 3

UPVC double glazed window to side, double power points, ample space for fitted or freestanding bedroom furniture, inset LED ceiling spotlights.

BATHROOM

Fitted with a quality four piece bathroom suite comprising enclosed corner shower cubicle with rainforest shower head and personal hand shower attachment, inset wash hand basin with vanity unit beneath, panel enclosed bath with mixer tap and wall mounted hand shower attachment, hidden cistern style low level flush WC, chrome ladder style towel radiator, inset LED ceiling spotlights, opaque double glazed window to front, fully tiled walls and floor.



OUTSIDE

The rear garden is a superb feature of the property benefitting from a large area of Indian Sandstone paved patio immediately stepping down from the rear of the property, leading then on to an area of lawn and all enclosed by timber fencing. To the side of the property is a pedestrian access gate which in turn leads to:

THE APPROACH

Laid to attractive block paving and providing off road parking for two vehicles.

NEW HOMES WARRANTY INFORMATION

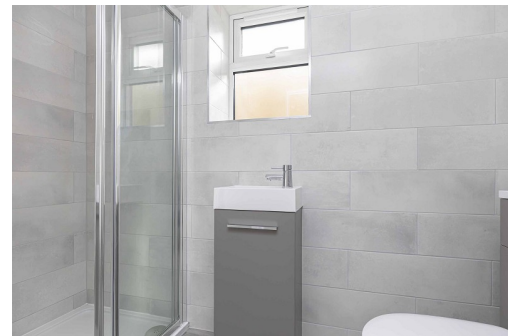
The property will be covered by a 10 Year Insurance Backed structural warranty through ICW.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East through the Village and just over the central traffic lights on the left hand side you will find Seaton Road. Turn here and the development is located on the right hand side and 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.



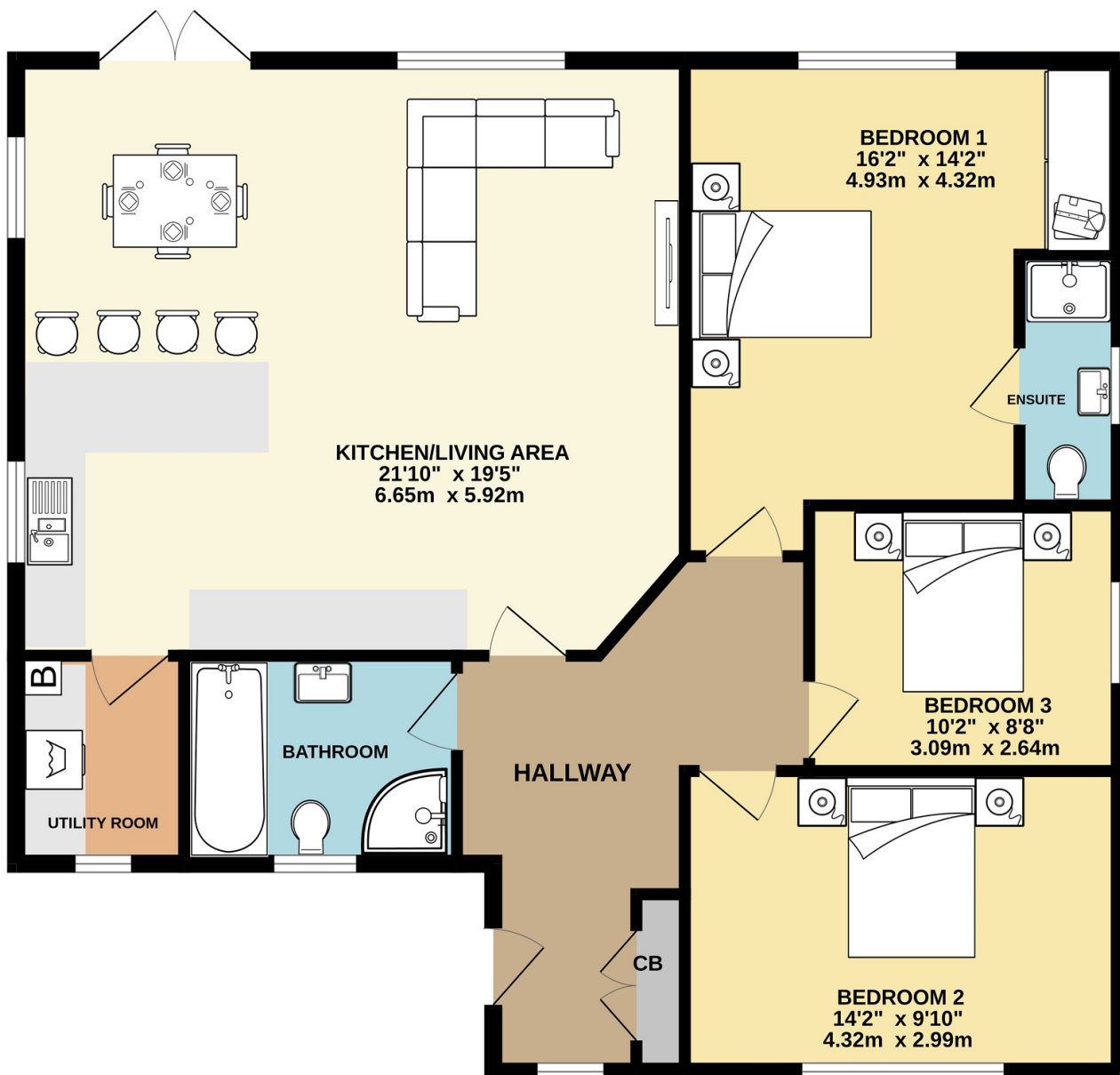
TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is

GROUND FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.