



Winkworth
for every step...

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37 EAST CLIFF WAY, FRIARS CLIFF, BH23 4EY **£1,395,000 FREEHOLD**

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Simply stunning detached chalet style bungalow very well situated less than half a mile from award winning beaches and the Steamer Point nature reserve. Just over a year old, the property enjoys the remainder of a 10 year house builders guarantee and is presented in immaculate condition.

37 East Cliff Way, Friars Cliff, Christchurch, Dorset, BH23 4EY

Price: **£1,395,000**

Tenure: **Freehold**

01425 274444

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the award winning Friars Cliff and Avon Beaches close by (less than half a mile), and picturesque Mudeford Quay within circa 1.3 miles. A short car ride from the property is the New Forest National Park (circa 5 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (circa 2 miles) has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within easy driving distance.

Description:

Simply stunning detached chalet style bungalow very well situated less than half a mile from award winning beaches and the Steamer Point nature reserve. Just over a year old, the property benefits from the remainder of a 10 year house builders guarantee and is presented in immaculate condition.

This beautiful home spans in excess of 2400 sq feet of well thought out accommodation to include a modern open plan

kitchen/family/dining space with bi-folding doors opening to a delightful west facing garden. The kitchen comes with a range of fitted cupboards and drawers, integrated appliances, a central island and quartz worktops. In the family area is a fitted feature gas fire.

The ground floor also includes a separate living room (which could also be a further bedroom) and a double bedroom with en suite shower room providing versatile accommodation.

Also on the ground floor is a well appointed cloakroom, utility room with access to the garden and an integral garage with electric roller door.

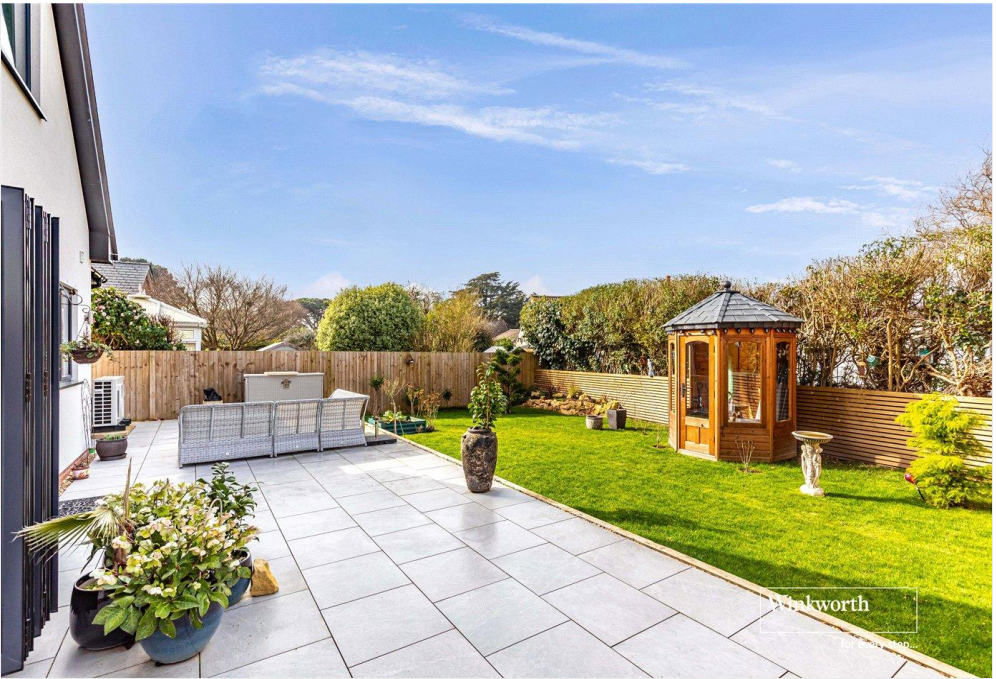
A polished marble effect tiled floor runs throughout the ground floor space with underfloor heating (also upstairs) powered by an air source heat pump.

On the first floor there are three generously sized bedrooms each with a luxury en suite bath/shower room. The principal bedroom also benefits from a dressing area with fitted wardrobes.

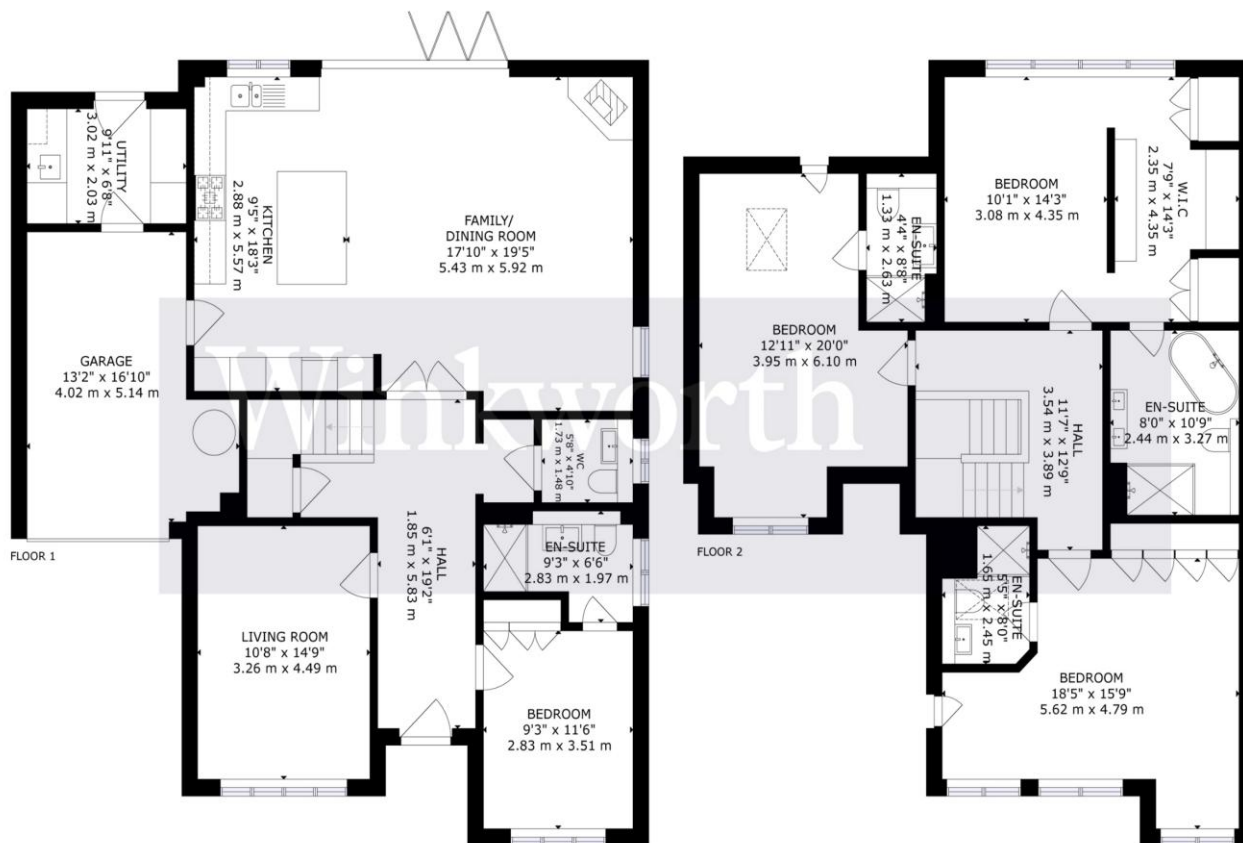
There is a brick paved driveway at the front of the property providing plenty of space for off-road parking with some mature shrubs. The rear garden has been landscaped with a tiled patio spanning the width alongside an area of lawn.

At a glance...

- Stunning detached chalet style bungalow
- Three first floor bedrooms all en suite
- Ground floor bedroom with en suite
- Open plan kitchen/family/dining room
- Separate living room/further bedroom
- Utility room & ground floor cloakroom
- Integral garage & off road parking
- Landscaped west facing rear garden
- Underfloor heating throughout powered by an air source heat pump
- Approx. 2415 sq. ft. of versatile accommodation
- Remainder of a 10 year house builders guarantee
- Less than half a mile to award winning beaches & Steamer Point nature reserve
- Circa 1.3 miles to the picturesque Mudeford quay
- BCP Council Tax Band = "G"







GROSS INTERNAL AREA
 FLOOR 1: 1365 sq.ft, 127 m², FLOOR 2: 1050 sq.ft, 98 m²
 TOTAL: 2415 sq.ft, 225 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Useful information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

Broadband availability* - Ultrafast available up to 1000mps

Other – Winkworth are not aware of any other information effecting the sale of the property under “Part C” of material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	87 B

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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