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34 SHELLEY CLOSE, HIGHCLIFFE, BH23 4HW

PRICE: £675,000 **FREEHOLD**

Winkworth

for every step...

A beautifully presented detached house situated within a short walk of Steamer Point nature reserve, Highcliffe golf course and award winning beaches.

34 Shelley Close, Highcliffe, BH23 4HW
Price: **£675,000** Tenure: **Freehold**

01425 270055
highcliffe@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch 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 a short drive.

Description:

This beautiful, detached house has been extended and completely refurbished by the current owner and is presented in immaculate condition throughout.

The first floor provides three bedrooms with the principal room benefitting from an en suite shower

Bedroom three is currently used as a dressing room with a range of fitted units

There is a further bedroom to the ground floor with feature fireplace which is versatile and could be a separate dining room or family room

Living room with a feature fireplace and access to the spacious garden room with French door to the garden and kitchen

Kitchen/breakfast room fitted with a range of units, integrated appliances and there is a separate utility room

Garage, off road parking and garden to the front

Good sized rear garden, which is well stocked with a range of shrubs, plants and trees

Immaculate presentation throughout & vendor suited

BCP Council Tax Band - "E"

Summary:

- Beautiful detached house
- Three first floor bedrooms
- En suite shower room & family bathroom
- Living room with feature fireplace
- Dining room/ground floor bedroom four
- Delightful garden room
- Recently fitted kitchen/breakfast room
- Utility room & cloakroom
- Integral garage & off road parking
- Good sized rear garden
- Immaculate presentation
- Short walk to Highcliffe castle, golf course and award winning beaches
- Vendor suited


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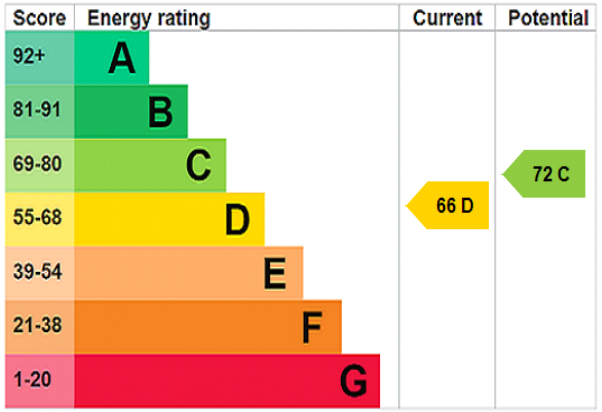


Ground Floor
Approximate Floor Area
1076 sq. ft
(100.00 sq. m)

First Floor
Approximate Floor Area
580 sq. ft
(53.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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