



10 St. Georges Close, Highcliffe, BH23 4LF

£495,000 *Freehold*

3 2 1

A simply stunning, extended three bedroom end of terrace home located in a quiet cul-de-sac. The property has recently been fully modernised by the current owners to create this wonderful family home.

KEY FEATURES

- Three bedrooms all with fitted wardrobes
- Downstairs WC and separate cloaks cupboard
- Family bathroom with separate shower
- Open plan kitchen/dining room with fitted appliances
- Living room with attractive inset gas fire
- Rear living room with bi-folding doors and roof lantern
- Ceramic tiled patio, with lawn area
- Single garage in a nearby block, and an allocated parking space



Highcliffe

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DESCRIPTION

Situated at the head of a quiet Cul-de-sac the property benefits from a double width plot, immediately giving the property attractive kerb appeal.

Entered via a welcoming entrance hall, with stairs rising to the first floor, doors off to the living room, downstairs w/c and a very handy cloaks cupboard.

The through living room has a wonderful picture window to the front, and an attractive inset gas fire with granite hearth, creating an attractive focal point, leading though the room opens into the open plan kitchen/diner.

The kitchen has been beautifully designed with a keen eye on the details, the modern handleless kitchen, with wooden worktops are very attractive. The appliances are all high end with Siemen's ovens and hob, plus integrated dishwasher and washer dryer. The

U shape to the kitchen gives a nice separation from the dining area which is again a good size comfortably fitting a table for 6.

Open again into the rear living room, with large bi- folding doors, and light flooding in from the roof lantern.

On the first floor are three good size bedrooms, all of which benefit from fitted cupboards. The family bathroom completes the accommodation which again has been fitted with stunning Duravit sanitary ware.

Outside porcelain tiles lead from the house to the large westerly facing sun patio to the side of the house which provides absolute privacy. The lawn leads from the patio. The garden is fully enclosed with timber fencing. The garden has a wonderful, wooded outlook, and backs onto Bure Brook.

The property also benefits from a single garage in a nearby block and an allocated parking space.





LOCATION

The property is situated in a convenient location with the village of Highcliffe *1 mile away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is *0.8 miles away, and the New Forest National Park, *3.9 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station, is *1.5 miles providing services along the Weymouth to London line.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MUS260159>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: D

EPC rating: D

Annual maintenance charge for grass cutting approx. £65

Services – Mains Gas, Mains Electric, Mains Water & Drainage

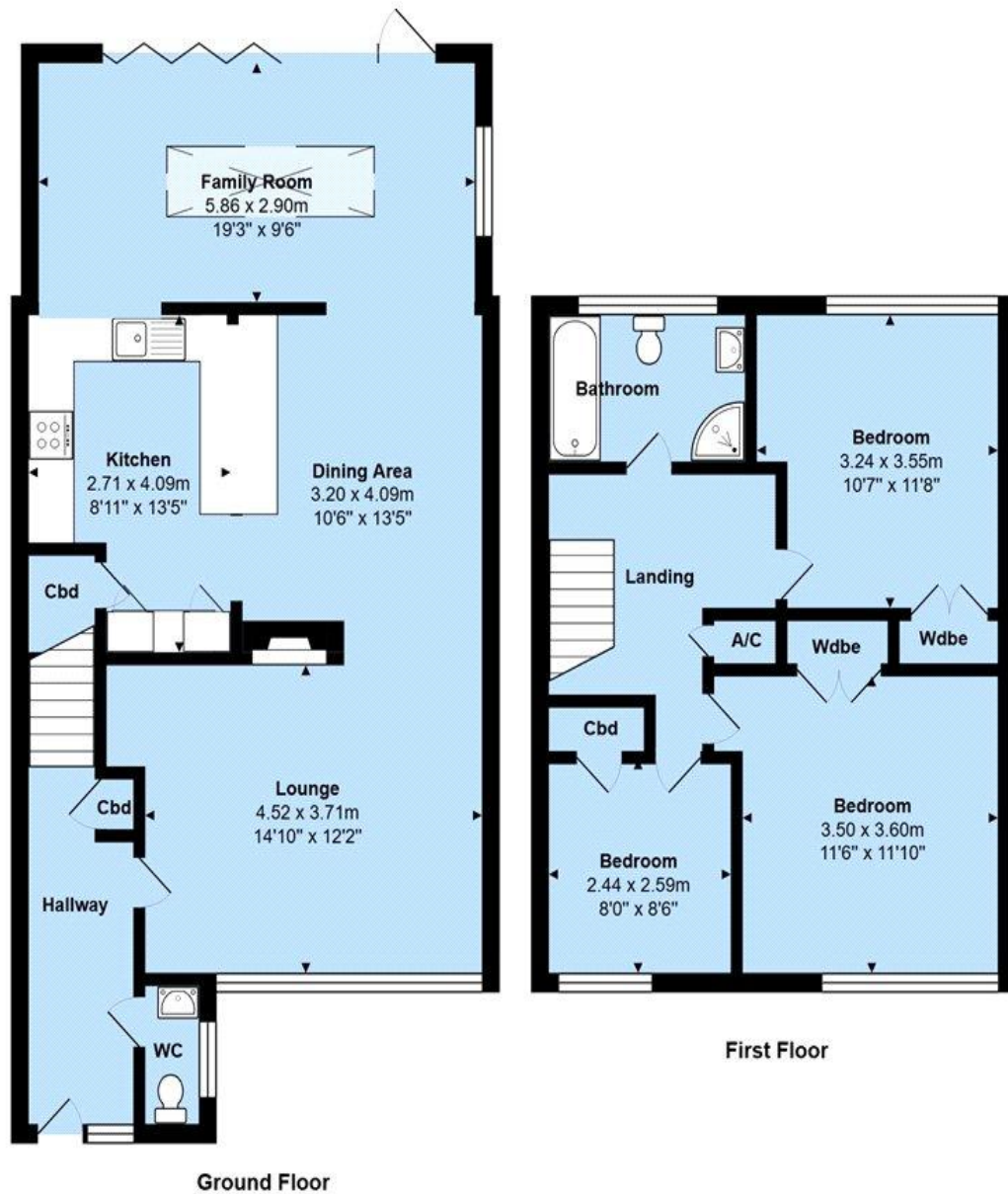
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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



Total Area: 118.8 m² ... 1279 ft²
 All measurements are approximate and for display purposes only



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