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31 EAST CLIFF WAY, FRIARS CLIFF, CHRISTCHURCH BH23 4EY PRICE: £800,000 FREEHOLD

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# A well presented detached house set in south west facing gardens in one of the areas most desirable locations within easy walking distance of award winning beaches and the Steamer Point nature reserve.

31 East Cliff Way, Friars Cliff, Christchurch BH23 4EY

Price: £800,000

Tenure: Freehold

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## Description:

A well presented detached house set in south west facing gardens in one of the areas most desirable locations within easy walking distance of award winning beaches and the Steamer Point nature reserve.

Covered entrance canopy with UPVC part opaque double glazed door leads to an internal entrance hallway. Doors to all principal rooms and stairs to first floor landing, under stairs storage cupboard housing electric consumer unit. Door to:

Downstairs W/C - Fitted with a suite comprising low level flush WC and wall mounted wash hand basin with vanity unit beneath. UPVC opaque double glazed window to the side aspect.

The kitchen/breakfast room is fitted with a comprehensive range of base and wall mounted cupboards and drawer units with areas of laminate work surface over. Inset Lamona four burner Gas hob with matching electric oven beneath and extractor over. Space for tall fridge/freezer and space and plumbing for washing machine. Wall mounted Glow Worm Gas fired boiler serving domestic central heating and hot water systems. Front and side aspect windows and door to the garden.

Lounge with feature fireplace with fitted living flame effect gas fire set into a cream granite surround. Large UPVC double glazed window overlooking the rear garden. Box window set with storage beneath. Open archway through to:

Dining room with UPVC double glazed window to side aspect, UPVC double glazed doors lead to the conservatory which is of UPVC double glazed construction with French doors to the garden.

From the entrance hall stairs rise to the first floor landing, UPVC double glazed windows overlooking the front aspect, storage cupboard (formerly the Airing Cupboard) with slatted linen shelving. Door to:

Bedroom one with large UPVC double glazed windows overlooking the rear garden. Built in wardrobe with hanging rail and shelving.

Bedroom two with UPVC double glazed window to front aspect. Built in wardrobe with hanging rail and shelving.

Bedroom three with UPVC double glazed window to rear aspect. Built in wardrobe with hanging rail and shelving.

The family bathroom is fitted with a suite comprising panel enclosed bath with mixer tap and independent shower fittings over, low level flush WC and pedestal style wash hand basin. Opaque double glazed windows to the front and side aspect.

## Outside

The property sits in mature and sunny gardens with a south westerly rear aspect, laid mainly to lawn with a concrete pathway extending to the rear of the garden with mature shrub and plant borders. A wrought iron gate at the side provides access from the front.

Double driveways at the front that extend to each side of the house provides ample off road parking space and one in turn leads to the garage. Mature shrub and plant borders with dwarf Purbeck stone wall and an area of lawn make up the remainder of the front garden.

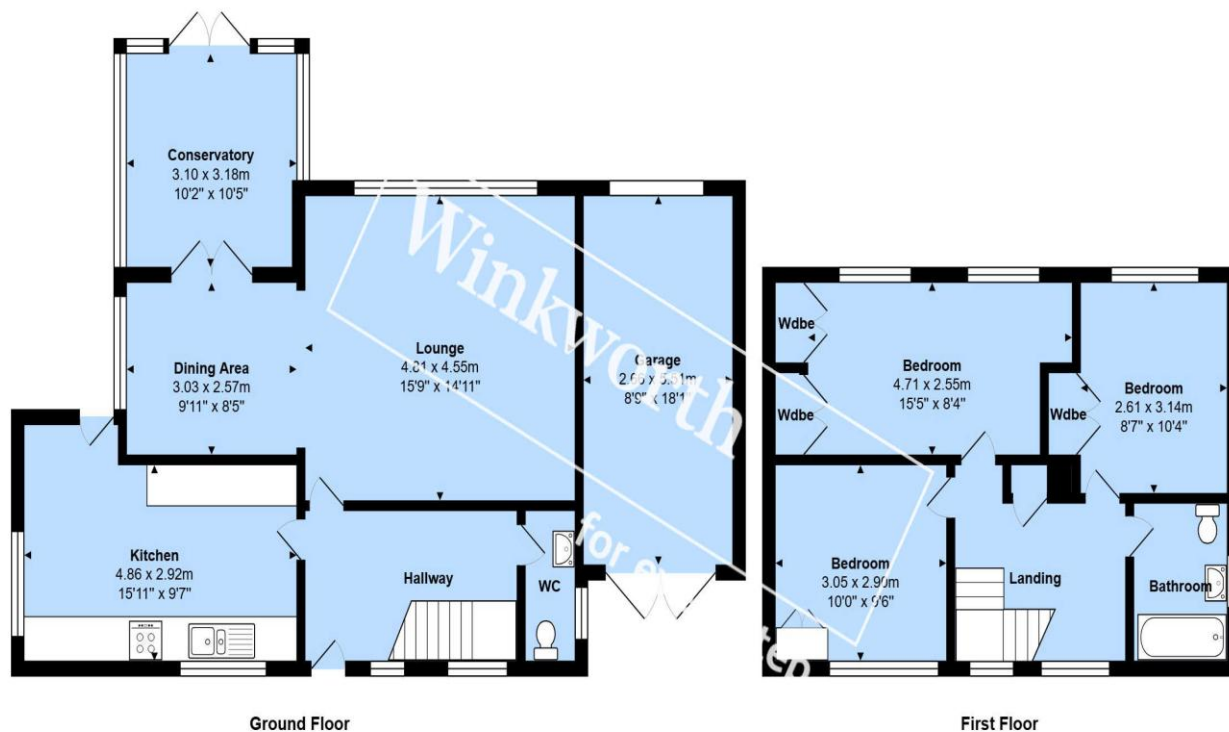
## At a glance...

- Well presented detached house
- Three double bedrooms
- Lounge/dining room
- Kitchen & conservatory
- Family bathroom & ground floor cloakroom
- Garage & off road parking
- Established south west facing garden
- Short walk to award winning beaches & the Steamer Point nature reserve
- Great scope to further extend and improve (stpp)
- No forward chain
- BCP Council Tax Band = "F"









Total Area: 129.5 m<sup>2</sup> ... 1394 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



#### Useful Information

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

**Mobile Network Coverage\*** – Likely outside with all major providers, limited/no coverage 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		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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