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20 CELANDINE CLOSE, HIGHCLIFFE BH23 4LT PRICE £335,000 FREEHOLD

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# A two double bedroom home with driveway and garage.

20 Celandine Close, Highcliffe BH23 44LT

Price £335,000 Freehold

01425 270 055

highcliffewinkworth.co.uk

## Situation:

The property is situated in a convenient location with the village of Highcliffe c.\*1.7 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is c.\*1.6 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.\*4.5 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Source \*Google Maps

## Description:

This well-located semi-detached house is situated in a quiet residential cul-de-sac on the ever-popular Hoburne Farm development in Highcliffe.

The property is approached over a good size driveway providing off road parking for a couple of vehicles.

An entrance porch leads into the inner hallway with stairs rising to the first floor.

The kitchen is found to front of the house overlooking the front garden and driveway. The kitchen is fitted with a modern cream kitchen, with integrated cooking appliances and space and plumbing for washing machine, under counter fridge and freezer.

The living room is a nice size with patio doors leading to the rear garden. The room offers ample space for living and dining, there is also a good size cupboard.

Upstairs are two double bedrooms; the principal room features a full range of fitted wardrobes and bedroom two has a large cupboard. The family bathroom completes the internal accommodation.

Outside the garden is mainly laid to lawn, with an area of patio to the rear of the garden catching the evening sunshine.

The attached garage sits alongside the property with up and over door and rear access door from the garden.

BCP Council Tax Band C

## Summary:

- Semi-detached house situated in a quiet cul-de-sac
- Two double bedrooms
- Family bathroom
- Fitted kitchen with integrated cooking appliances
- Living room with patio doors to rear garden and ample room for living and dining
- Rear garden mainly laid to lawn with patio area
- Attached garage with up and over door and access from the garden

## Useful Information

**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

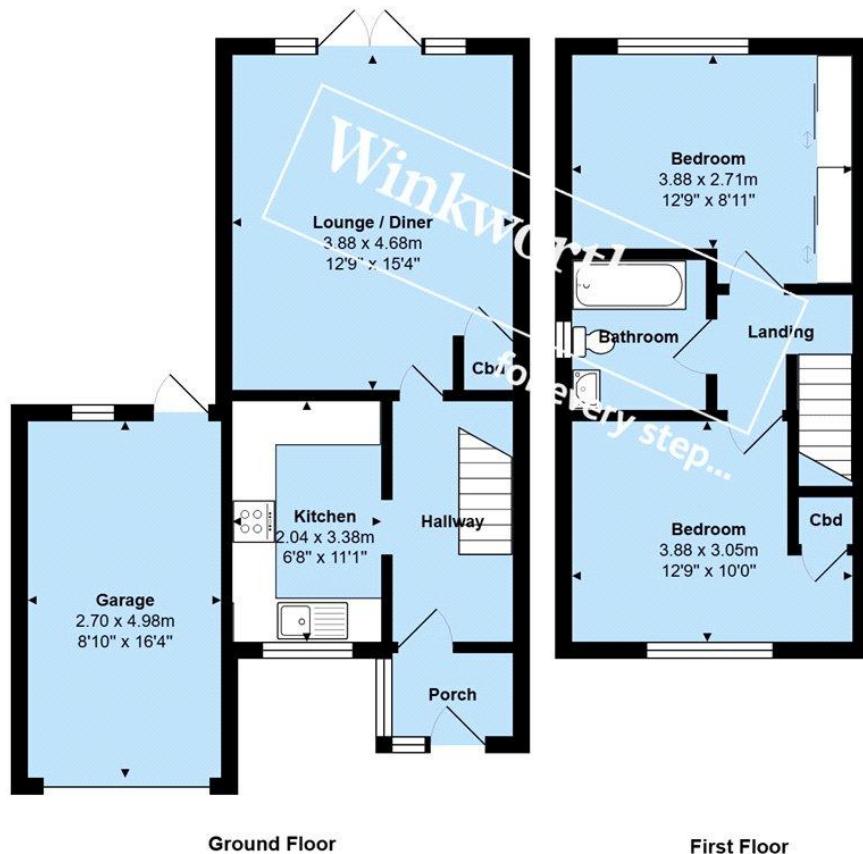
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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



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Total Area: 80.4 m<sup>2</sup> ... 866 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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