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4 SEAWAY AVENUE, FRIARS CLIFF BH23 4EX PRICE £1,250,000 FREEHOLD

Winkworth

for every step...

# A superb, detached family home, situated on one of Friars Cliff's premier tree lined avenue's.

4 Seaway Avenue, Friars Cliff BH23 4EX

Price: **£1,250,000**

Tenure: **Freehold**

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## Situation:

The house is situated close to beautiful beaches and unspoilt coastline with Avon Beach, Friars Cliff Beach, Mudford Quay and Steamer Point Nature Reserve all a short distance away. Also nearby is the New Forest National Park offering some of the country's most stunning countryside.

The nearby town of Christchurch with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth.

Hinton Admiral Station provides a regular train service to Bournemouth, Southampton, Clapham Junction and London Waterloo. Bournemouth and Southampton Airports are also within easy reach

## Description:

A superb, detached family home, situated on one of Friars Cliff's premier tree lined avenue's. This truly fantastic home offers ample space in all aspects. With four bedrooms, three reception rooms and a cloakroom, the home has been extremely well thought through.

Approached over a brick paved drive the attractive elevations of the house are quickly noted, through the oak front door an entrance hall welcomes you in.

Leading into the kitchen/diner the open plan nature of the accommodation gives such a great sense of light and space. The kitchen is fitted in part to three walls, with a central island unit, all topped with granite work surfaces. Integrated appliances include, fridge freezer, dishwasher, two ovens, hob and extractor fan. The dining area is open plan into the family room and has patio doors leading to the garden.

The family room with its atrium style roof is a delight with patio doors out to the garden, and double doors leading through to the lounge. The lounge with a double aspect has a wall mounted gas fireplace, and is a pleasant room to be in. Finalising downstairs is a large walk in cloakroom (which could be turned into a study if desired), utility room and downstairs w/c, along with the integrated garage.

Upstairs has a feature vaulted landing which leads to four double bedrooms, all with a range of fitted cupboards. The principal bedroom has a well fitted en-suite shower room. The family bathroom is a lovely size with a full bathroom suite.

The patio out to the rear of the house, leads to a large artificial lawn, with mature shrub boundaries, with sun terrace to the rear of the garden. In the garden is a summer house which is supplied with electric so could be used as a home office/gym plus a large shed and bike store.

BCP Council Tax Band G

## At a glance...

- Four double bedrooms one with en-suite shower room
- Family bathroom
- Open plan kitchen/diner with patio doors to the garden
- Family room with atrium style roof and doors to the garden
- Large walk-in cloakroom which could be utilised as a study
- Utility room and downstairs w/c
- Integrated garage
- Rear garden with artificial lawn, shrub borders and sun terrace
- Summerhouse which could be used as an office/gym fitted with electric

## Useful Information

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

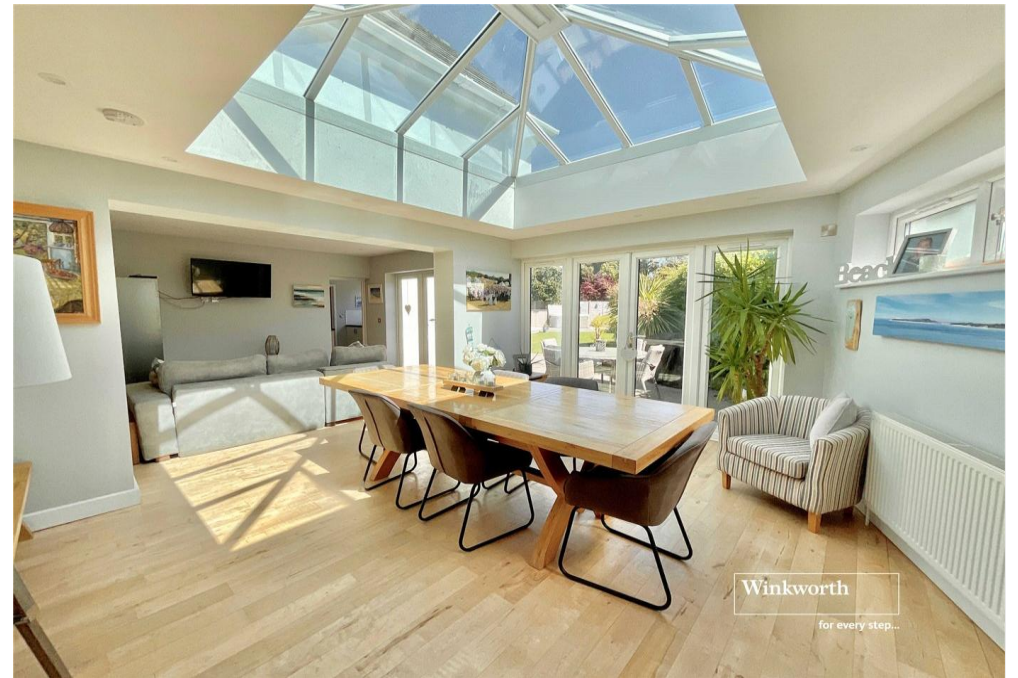
**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Ultrafast available up to 1000mbps

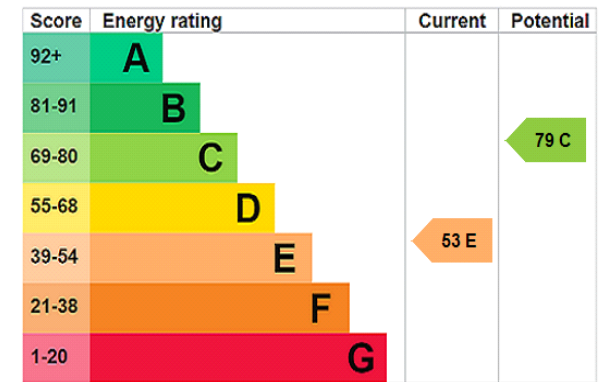
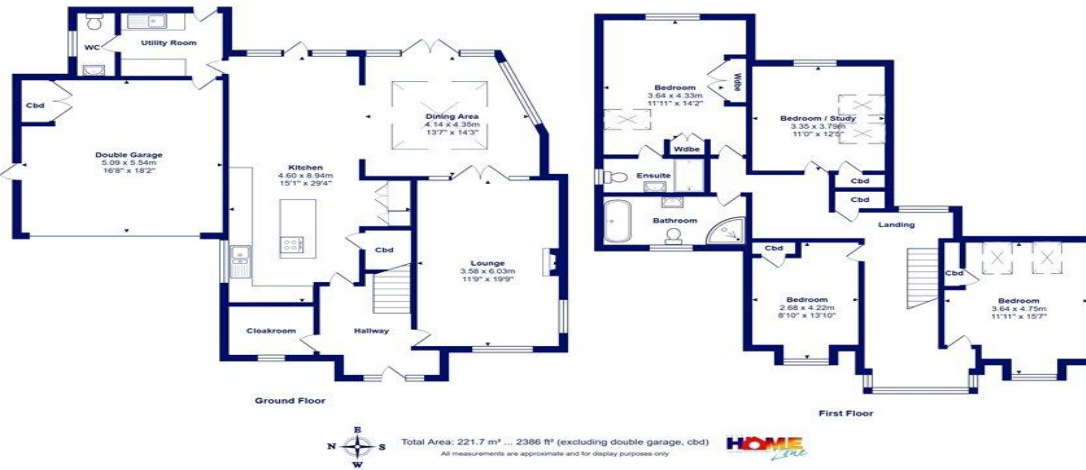
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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









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