

79 Smugglers Lane North, Highcliffe,
Christchurch, Dorset, BH23 4NH

Asking Price **£799,950**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'A short walk to the High Street, beach and schools... Flexible layout'

A SHORT WALK TO THE HIGH STREET, BEACH AND SCHOOLS. FLEXIBLE ACCOMMODATION OVER TWO FLOORS WITH BEDROOMS AND BATHROOM ON BOTH LEVELS. STUNNING OPEN PLAN KITCHEN DINER LIVING SPACE WITH BIFOLD DOORS AND A SKY LANTERN, AND A SEPARATE LOUNGE WITH WOOD BURNER. PRIVATE GARDEN, LOTS OF PARKING AND A GARAGE.

Two spacious ground floor double bedroom. The master with a full wall of built in wardrobes.

Stylish ground floor bathroom comprising dual inset wash hand basins with storage, WC, bath with rain forest shower head and removable shower attachment, mixer tap and shower screen. Heated towel rail, two obscured glazed windows, partly tiled walls and tiled floor.

The dual aspect lounge has very nice solid oak floor and a wood burner. Double glass panelled doors open into the stunning family room diner. Engineered oak flooring with under floor heating, and a near full width wall of sliding doors, along with a skylight make this an incredibly bright and airy space.

From here you enter the kitchen area where you have a range of modern eye and base level units with solid work surfaces and tiled surround. Integrated dishwasher and fridge, with space for a large cooker. The separate utility room, also with under floor heating, has space for the washing machine and tumble dryer, has additional storage, and has a door to outside.

On the first floor are two further bedrooms, and a bathroom.

Outside

Double gates open onto a substantial driveway that provides off road parking for several vehicles. There is an area of lawn and has well established borders. Detached garage to the side, and access to the rear.

On the immediate rear of the property is a full width raised patio with glass balustrades and steps down to the lawn.

The remainder is laid to lawn with a well established back drop providing a high degree of privacy. Securely bound by fence panels.

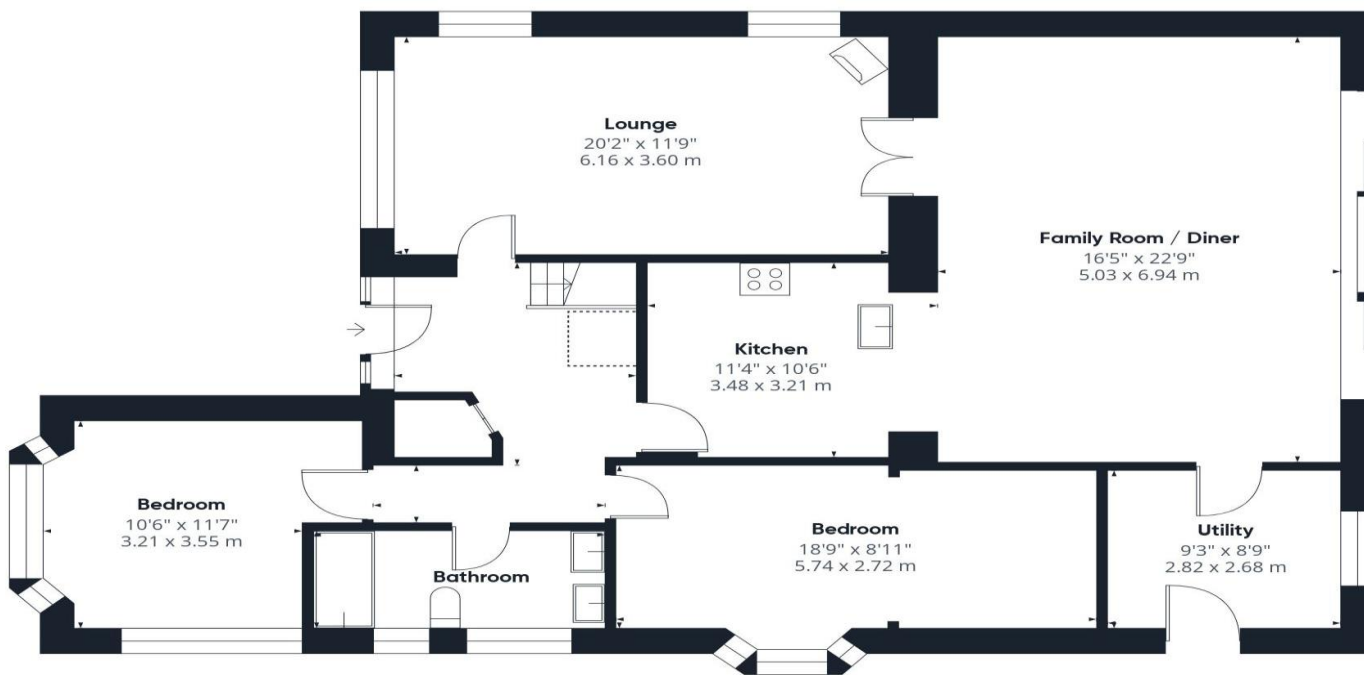
There is a home office at one end that has power, light and hard wired for internet use.

Council tax band E.



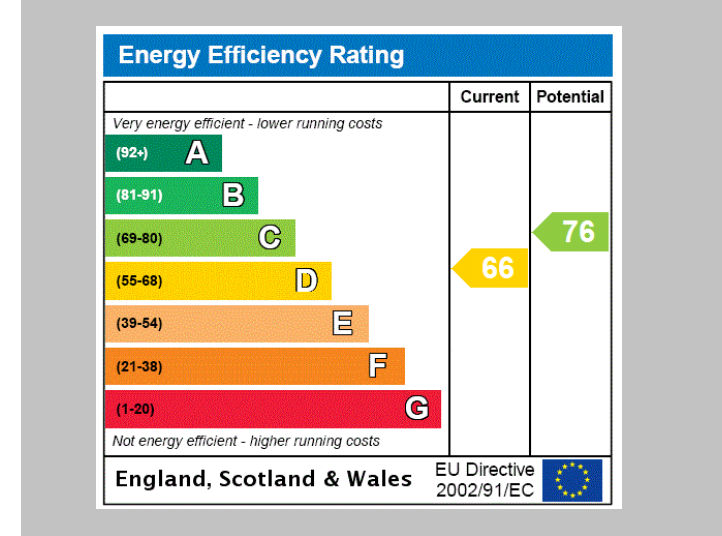
KEY POINTS

- Beds & baths on both floors
- Living room with wood burner
- Stunning open plan family room with under floor heating
- Large utility room
- Off road parking for several vehicles and a garage
- Private garden, and a home office with hard wired internet
- Short walk to the local schools, High Street and the beach



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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