

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

Offers I.E.O: £1,250,000



FINE & COUNTRY



# A recently renovated family home on Friars Cliff...

*A recently renovated and immaculately presented four-bedroom detached home. This stunning family home is set in a most enviable position in Friars Cliff, a stone's throw from Steamer Point Nature Reserve and the award winning beach at Steamer Point.*

10 East Cliff Way is set in the sought after location of Friars Cliff and has recently been skilfully refurbished and extended by the current owner to a high specification and meticulous standard.

Upon entry via storm porch and front door into hallway opening into a light and airy kitchen/diner spanning in excess of 25ft. The expertly designed kitchen/diner features a range of eye and base level units with Minerva work tops over, induction hob with built in extractor, two ovens, one with microwave, and hot plate drawer under, dishwasher, American style fridge/freezer and wine cooler. Sliding patio doors to rear.

Doors lead to utility with space for washing machine and tumble dryer, and study/bedroom 4.

From hallway, doors to cloakroom with WC and wash hand basin, and lounge featuring a stunning built-in glass flame effect fire and built in shelving.

The entirety of the ground floor benefits from underfloor heating (wet system).

Stairs lead to first floor with three large double bedrooms. Two bedrooms have built in wardrobes and the master features walk-in wardrobe and ensuite shower room with walk in glazed shower cubicle with rainfall shower head, WC, wash hand basin and heated towel rail. All bedrooms have USB power sockets.

The family bathroom completes the accommodation, comprises bath with shower over and glazed screen, WC and wash hand basin.

Outside:

Via the sliding door from kitchen/diner, fantastically secluded low maintenance rear garden, with patios, artificial grass and fenced border. External power in place, which could be utilised for Jacuzzi/summerhouse.

An integrated garage with electric roller door.

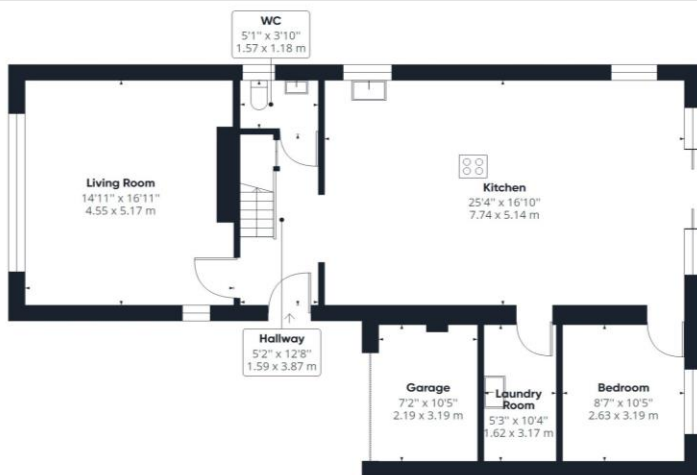
Tarmacked drive with off road park for a multitude of cars.

Council tax band E.

## KEY POINTS

- Renovated & extended
- Friars Cliff
- Private garden
- Four bedrooms
- 25ft Kitchen/diner
- Garage





**Ground Floor** Building 1



**Floor 1** Building 1

**Approximate total area<sup>(1)</sup>**

1673.52 ft<sup>2</sup>

155.47 m<sup>2</sup>

(1) Excluding balconies and terrace

While every attempt has been made ensure accuracy, all measurements a approximate, not to scale. This floor plan is for illustrative purposes only

**GIRAFFE 360**





# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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