

7 Larkspur Close, Highcliffe, Dorset, BH23 4FQ

'OIEO' £500,000



Bedrooms



Living



Bathroom/WC



Parking/Garage



EST
1992

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Slades Estate Agents

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Built in approx. 2017, and presented in excellent condition...

COMPLETED IN APPROX. 2017, AND PRESENTED IN EXCELLENT CONDITION, IS A THREE BEDROOM DETACHED HOUSE LOCATED IN A CUL-DE-SAC ON THE POPULAR HOBURNE DEVELOPMENT. SET BETWEEN HIGHCLIFFE & CHRISTCHURCH, THE PROPERTY IS WITHIN CATCHMENT FOR THE EXCELLENT LOCAL SCHOOLS, AND IS NOT FAR FROM AVON BEACH.

A bright and airy entrance hall with wood effect floor, stairs to the first floor and glass panelled doors that lead to the ground floor accommodation.

The through lounge diner is dual aspect, one end acting as the sitting room, the other has a dining table and chairs and patio doors into the garden.

The kitchen comprises modern eye and base level units with cupboards and drawers, inset sink and drainer, integrated fridge and freezer, integrated full size dish washer, double oven and gas hob with extractor.

A door leads into the separate utility room where you have further eye and base units and another sink, space for a washing machine, a cupboard housing gas boiler, and a door leading outside.

The downstairs cloakroom comprises a WC, wash hand basin, heated towel rail, part tiled walls and an obscured glazed window.

On the first floor landing you have a storage cupboard, access to the loft, and doors to the remaining accommodation. There are three bedrooms, two of which have built in wardrobes.

The modern bathroom suite comprises bath with shower attachment and shower screen, wash hand basin with vanity drawer and mirror and WC. Fully tiled walls, heated towel rail and an obscured glazed window.

Outside

The driveway provides off road parking, and there is a low maintenance flower bed. There is an integral garage which has power and light.

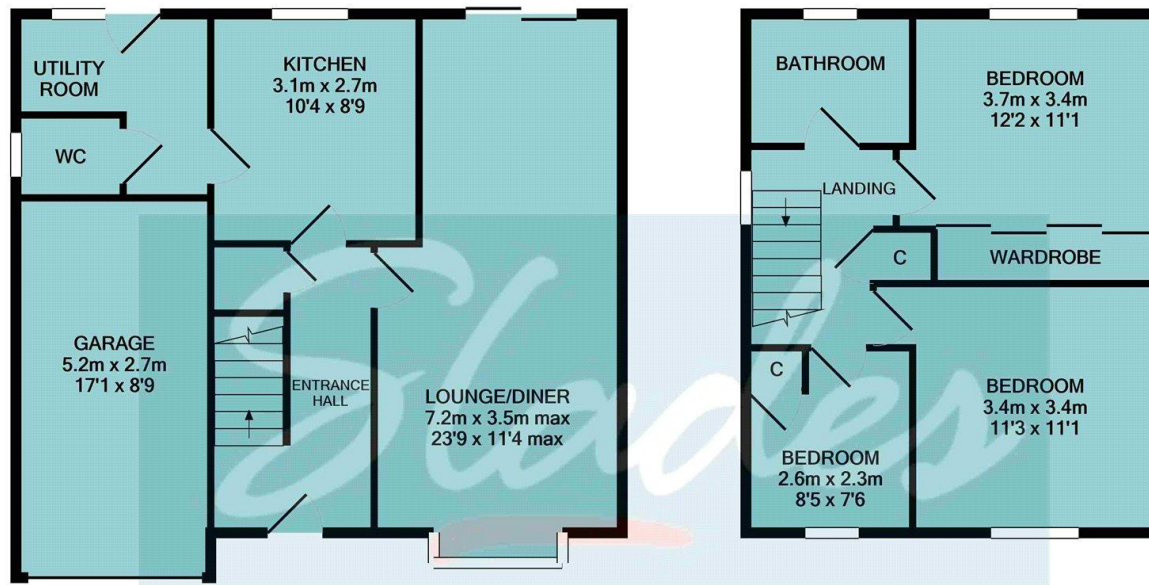
A footpath leads down the side of the house into the attractive rear garden where you have a patio area on the immediate rear with the remainder laid to artificial grass for ease of maintenance, with shrubbed borders and bound by fence panels.

Council tax band E.



KEY POINTS

- Three bedrooms
- Great location between Highcliffe & Christchurch
- Completed in approx. 2017
- Utility room and downstairs cloakroom
- Private garden
- Integral garage and driveway
- Withing catchment for excellent local schools
- Vendor suited



GROUND FLOOR
APPROX. FLOOR
AREA 61.4 SQ.M.
(661 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 40.2 SQ.M.
(433 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.7 SQ.M. (1095 SQ.FT.)

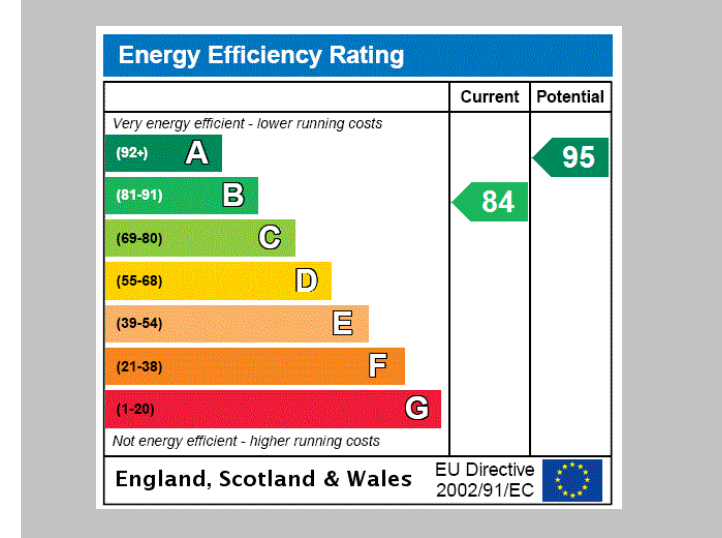
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Quoted floor areas may include garages, terraces and balconies.
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THE PROPERTY PROFESSIONALS

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