

18 Westfield Gardens, Highcliffe, Dorset,
BH23 4SF

Asking Price **£895,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A nearly new 'Eco Friendly' house of nearly 2200 sq. ft.

A NEARLY NEW 'ECO FRIENDLY' HOUSE OF NEARLY 2200 SQ. FT. IN WALKING DISTANCE TO THE BEACH AND SHOPS, AND WITHIN CATCHMENT FOR HIGHCLIFFE SCHOOLS. FINISHED SUPERBLY WITH VARIOUS FEATURES INCLUDING UNDERFLOOR HEATING AND AN AIR SOURCE HEAT PUMP, AND WITH A LARGE PRIVATE GARDEN.

A large, tiled entrance hall with coat and shoe storage, an under-stair cupboard with stairs to the first floor, and glass panelled double doors that lead through to the ground floor accommodation.

A large open plan space incorporates a dining room, living room and kitchen breakfast room, all of a good size and all benefiting from an outlook over the garden via bifold doors and windows. The vaulted ceiling with Velux windows and downlighters is particularly impressive, and the wood panelled wall one side is a very cool touch. There is a separate lounge/sung too.

The kitchen breakfast room has a range of grey base level units with quartz worktops and contrasting white wall mounted cupboards. Integrated appliances include a five-ring gas hob and double oven, the separate utility provides space for a washing machine. A solid wood breakfast bar acts as a divide between the rooms and can comfortably seat 5 people.

The remaining ground floor rooms are a very stylish shower room with modern yet traditional style fittings, and a vaulted ceiling office with adjoining storeroom. this could act as a ground floor bedroom.

On the first floor are four generous double bedrooms.

The master bedroom has fitted wardrobes and an ensuite comprising WC, wash hand basin and an enclosed shower area with rain forest shower head. The main bathroom consists of a bath with shower screen and, rain forest shower head, WC and wash hand basin. All three bath/shower rooms have heated towel rails and centralised ventilation which senses a rise in humidity and automatically increases air flow.

Outside

The brick paved frontage provides off road parking for several vehicles, and an established front and side border provide privacy. Electric roller door opens into the garage which measures 23ft x 10ft and has an integral door to the house and a door on the rear leading into the garden.

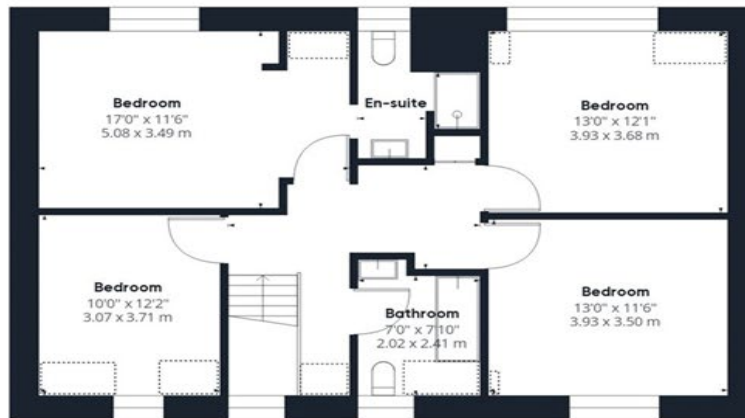
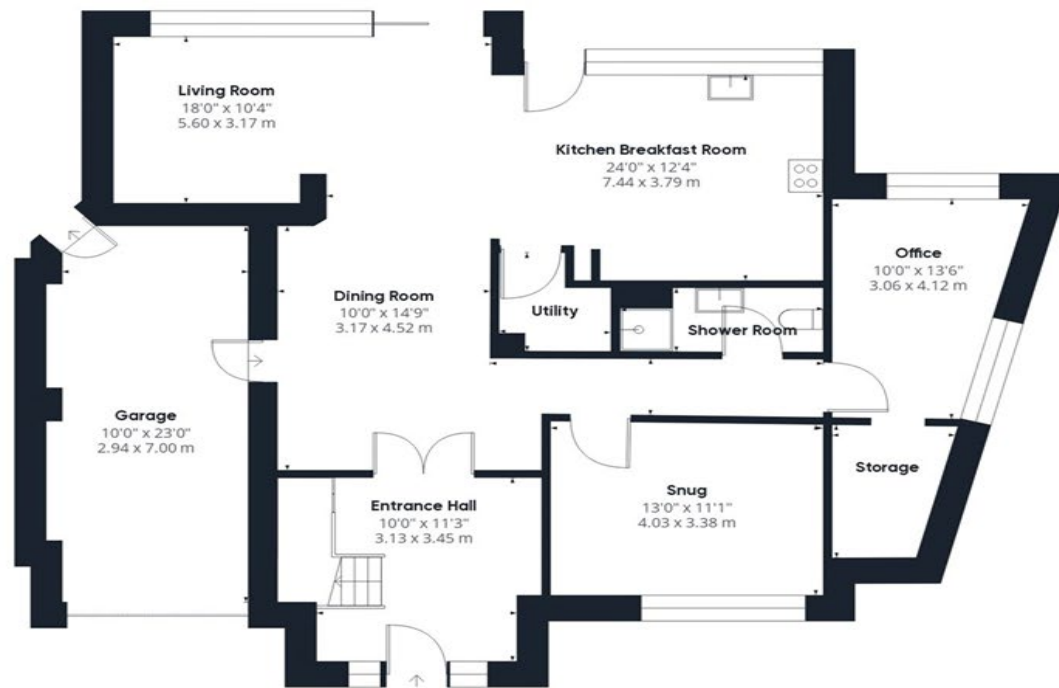
The rear garden is approx. 100 ft in length, is mainly laid to lawn and offers total privacy. It has lots of well-established shrubs throughout which provide an attractive outlook whilst sitting on the patio or in the accommodation on the rear of the house.

Council tax band E



KEY POINTS

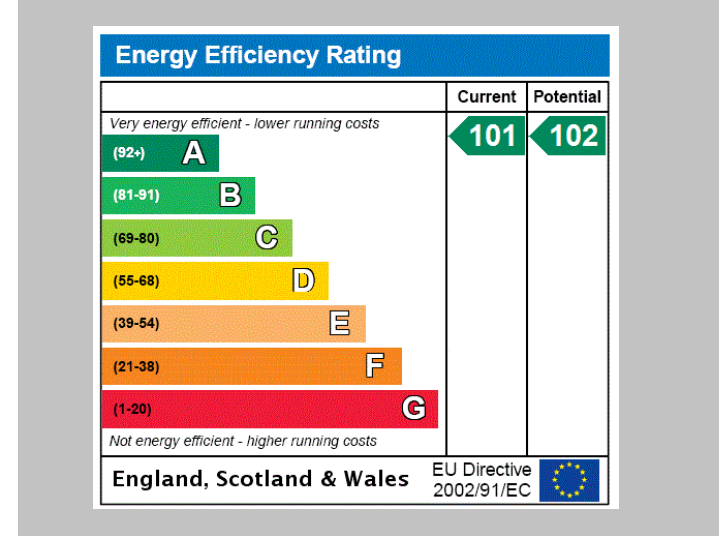
- A nearly new, five bedroom house of nearly 2200 sq. ft.
- Finished to an exacting standard with various features making this an ecofriendly house with an EPC rating of A.
- Flexible layout including a snug, an office, and a ground floor shower room.
- Conveniently situated close to the beach, shops, and schools.



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