

22 Jesmond Avenue, Highcliffe,  
Christchurch, Dorset, BH23 5AY

Asking Price **£775,000**



4

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST  
1992

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# 'Superbly presented, spacious, 4 double bedroom family home'

SUPERBLY PRESENTED FOUR DOUBLE BEDROOM FAMILY HOME WITH A PRIVATE LANDSCAPED GARDEN. LOCATED IDEALLY WITH A NEARBY PATHWAY PROVIDING A SHORT CUT TO THE HIGH STREET AND BEACH. FLEXIBLE ACCOMMODATION OVER TWO FLOORS INCLUDING A SEPARATE UTILITY ROOM AND OFFICE. GARAGE AND OFF STREET PARKING.

Spacious and bright entrance hall with glass panelled double doors leading into the kitchen.

LVT flooring continuing into the utility and dining space. Range of eye and base level units with cupboards, drawers and a breakfast bar. Two integral eye level ovens, gas hob, fridge freezer and dishwasher. The washing machine and tumble dryer are in the utility room where there is also an additional sink and where the gas boiler is located.

Above the dining area is a large skylight. Combined with full width bifold doors this provides lots of natural light through the rear of the property and into the lounge area.

There are four double bedrooms in total, two on each floor. Two have built in wardrobes, and the larger first floor bedroom has a walk in closet. On the ground floor is a shower room and on the first floor is the bathroom.

## Outside

The front garden is laid to lawn and there are planted borders around the front of the property. Footpath leading to the front door and a gravel driveway with

EV charge point. Wooden gates lead to the rear.

The detached garage has been split to create a home office on one end with sliding doors and has a wired internet connection for stable connection. The garage has power and light and makes for very useful storage for bikes, paddle boards etc.

There is an outside hot water shower, ideal for sandy kids and dogs.

The rear garden has been thoughtfully landscaped. On the immediate rear of the property is a decking area with raised beds and steps up to the lawn. In one corner is an area of wood chippings, currently setup a kids play area. There are various established and attractive shrubs and the garden offers a high degree of privacy and sun.

Council tax band E.



## KEY POINTS

- Superb open plan living space with full width bifold doors
- 4 double beds over two floors
- Ground floor shower room and first floor bathroom
- Utility room and a home office
- Private landscaped rear garden
- Nearby footpath leading to the high street and beach
- In catchment for the excellent junior and comp schools



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