

5 Wellington Avenue, Friars Cliff, Christchurch, Dorset,
BH23 4HH

Guide Price: **£1,195,000**



A stunning eco-efficient brand-new family home in Friars Cliff...

Situated on the East of Friars Cliff, on Wellington Avenue, this property offers all the modern conveniences of a new build in a highly sought after location, just a short walk to Avon beach. This chalet style home offers flexible 4-bedroom accommodation finished to exacting standard by a renowned local builder providing an effortless balance between style and comfort.

The property spans in excess of 2100 sq feet of well thought out accommodation to include a modern open plan kitchen/living room with triple track doors opening to the large south facing garden. Also, downstairs there is a good-sized lounge and a further bedroom/study to the front with a downstairs bathroom for flexible living options. On the first floor there are 3 generously sized bedrooms and two bathrooms, one being ensuite to the master bedroom. Thought has been given to maximise storage with plenty of storage in the bedrooms and hallway. There is plenty of space for off-road parking at the front and side of the property and a garden room/garage sits to the rear at the end of the driveway incorporating further storage by way of a secure storage room attached.

Friars Cliff

Friars cliff is a sought-after location to live, situated on a beautiful stretch of the South coast. A short stroll away are the sandy beaches of Avon, with the Beach Hut Café, Noisy Lobster restaurant, salt-water saunas, and a lovely walk along the promenade to Mudeford Quay. Mudeford Quay hosts a variety of RNLI events and fun days, great fun for all the family. In the Summer months there is a ferry across to Mudeford Spit that runs every 15 minutes, offering a stunning coastal walk around Hengistbury Head. Steamer point nature reserve also provides a beautiful scenic walk to Highcliffe Castle and beyond.

Highcliffe

Highcliffe Castle, Highcliffe Golf Course, the cliff top and beautiful award-winning beaches are right on your door step. The High Street is a stone's throw away with all of its shops, amenities, and well-regarded doctors' surgery and Nea Meadows nature reserve sits to the South.

Christchurch

Steeped in history and heritage the bustling town of Christchurch is favoured for its vibrant local life. Today, visitors enjoy exploring the 11th Century Priory as well as the offerings of the high street stores and independent bars, renowned restaurants and shops which give the area its gentle buzz. Regular street markets feature stalls displaying delicious fresh local produce.

New Forest National Park

The New Forest National Park offers clean air and acres of wild, unspoilt countryside and ancient woodland. Residents will also be ideally positioned to explore the remarkably

varied landscape of the Jurassic Coastline a UNESCO World Heritage Site. The picturesque Mudeford Quay, located at the entrance of Christchurch' natural harbour, sits just beside sandy Avon Beach with its spectacular views to the Isle of Wight.

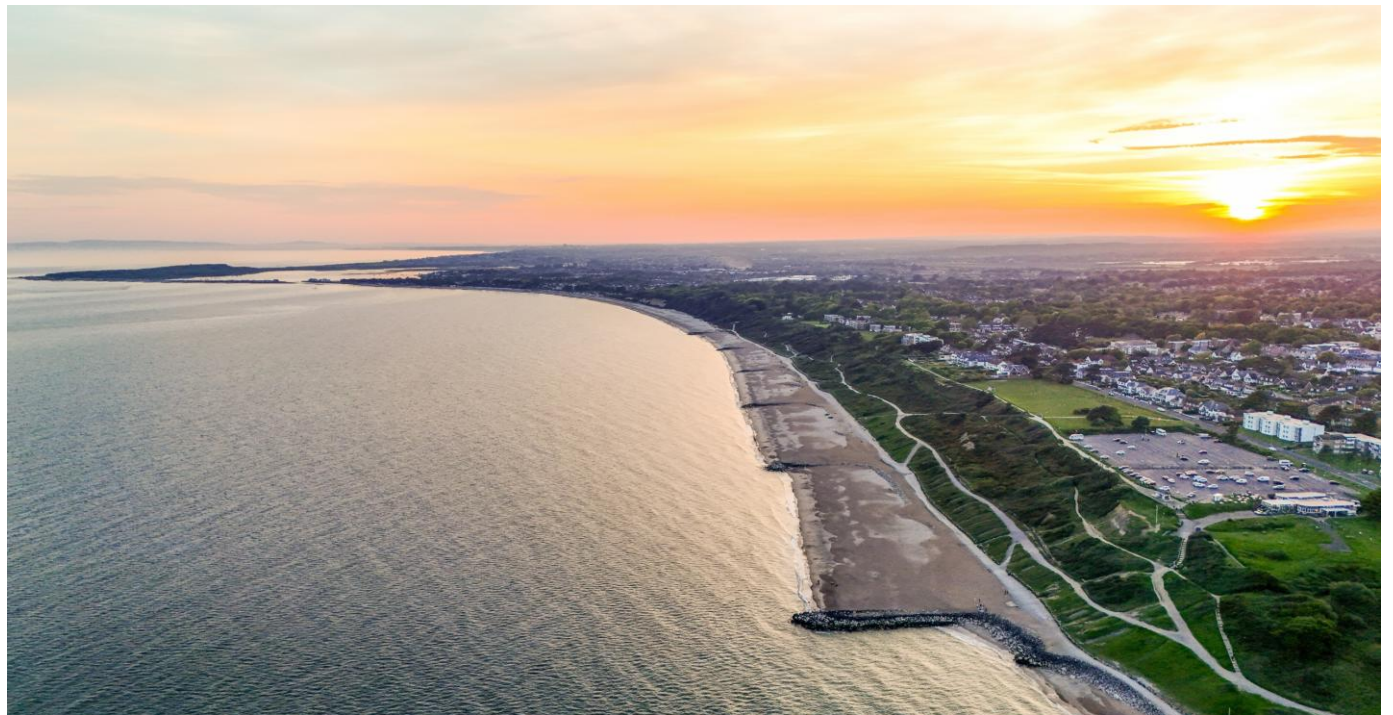
Transport

Christchurch and Hinton Admiral railway stations provide a mainline commute to London and Bournemouth Airport is approximately six miles distant. A myriad of bus routes are located nearby providing access to Bournemouth and Southampton.

Tenure: Freehold

Council Tax Band: E

EPC Rating: TBC





Specification

Kitchen & Utility Room

- A range of contemporary soft close cupboards and drawers offering plenty of storage.
- Composite stone worktops
- A range of integrated kitchen appliances including two ovens, integrated larder fridge and larder freezer, convection hob and extractor, wine fridge, dishwasher and boiling tap.
- Pantry dresser unit with internal drawers/ storage inserts and power sockets
- Ceramic 1 ½ bowl undermount sink
- Large Breakfast bar with seating area
- Underfloor heating throughout kitchen/lounge area.

Bathrooms/Ensuite

- Ceramic/Porcelain Porcelanosa tiles to walls
- White sanitary ware to all with wall hung or floor standing vanity units and wall hung WC's
- Freestanding bath and separate shower in family bathroom.
- Thermostatic showers controls
- Heated towel rails and underfloor heating
- Mirrors fitted above vanity units
- Feature lighting throughout

General

- Floor coverings throughout - a mix of LVT, tiling and carpets
- Modern double glazed UPVC casement windows
- Storage throughout including hall cupboards, built in eave storage in bedrooms and a loft.
- Bespoke built in wardrobes in bedrooms

Exterior

- Contemporary chalet style design with driftwood style millboard to left half of front façade
- Driveway access to the side, leading to a garage/garden room at the rear side
- Open area to the front including shrubbery and further off road parking, bordered by a front wall.
- South facing private rear garden laid to lawn with additional shrubs and a paved patio area.
- Boundaries to rear and side made up of close board fencing and shrubs
- Lighting to front side and rear doors
- External tap and power

Lighting, Heating and Electrics

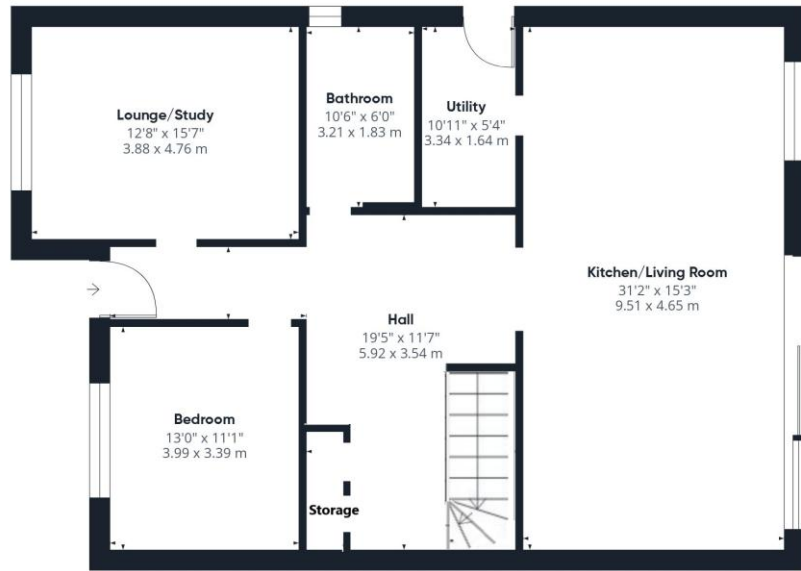
- Air source Heat Pump (A++ /A+++rated)
- SMART controls to allow app control of hot water and central heating
- Underfloor heating in Kitchen/family room radiators to all other areas
- Separate thermostats to allow zoned control of heating
- Generous supply of power points including many with USB/USC outlets
- Led downlights throughout
- TV & data points installed to principle rooms
- Solar panels with battery ready inverter

Decorative finishes

- Satin woodwork with emulsion painted walls throughout
- Painted timber doors to match other woodwork
- Half glazed double doors to kitchen/ family room area
- Staircase with oak handrail and treads. Painted newels and balustrades to match colour of other internal woodwork

Security and Safety

- British standard compliant hard wired intruder alarm system
- Security locks to external doors and windows
- Hard wired heat/smoke detectors and carbon monoxide detectors installed in accordance with building regulations



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2141 ft²
199 m²

Reduced headroom

79 ft²
7.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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It's all about location...



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