



45 Rowan Drive, Highcliffe, Dorset. BH23 4QR

Guide Price £585,000



Ross Nicholas & Company Limited
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UNEXPECTEDLY RE-AVAILABLE - VENDOR SUITED TO NO FORWARD CHAIN - An outstanding refurbished and reconfigured four bedroom detached house offering superb open-plan Family living with South backing rear garden proudly situated in a quiet and highly desirable road close to local shops and within walking distance of Highcliffe School.



ENTRANCE PORCH (6' 3" x 6' 0") or (1.91m x 1.82m)

Accessed via a UPVC opaque double glazed door with matching side screen and wall light leading into the porch itself with a ceiling light point, further window to side and door to:

GROUND FLOOR WC

fitted with a modern white suite comprising low level flush WC and inset wash hand basin, wall mounted panelled radiator, opaque double glazed window to front, ceiling light point, part tiled walls, tiled splash back.

ENTRANCE HALL

a wonderful reception space, lovely and bright with a view through to the garden via the Kitchen. Ceiling light point, power points, telephone point, wall mounted panelled radiator.

LIVING ROOM (14' 11" x 10' 10") or (4.54m x 3.29m)

A superb family room with large UPVC double glazed window to the front, ceiling and wall light points, large wall mounted panelled radiator, double power points and television point, large squared archway through to the:

KITCHEN/DINING ROOM (23' 7" x 11' 8") or (7.19m x 3.56m)

A most impressive Kitchen and Family Room with a great range of base and wall mounted units with areas of wood effect work surface over, large Island unit in a matching range of units with large laminate Quartz effect work top over and breakfast bar seating for four people. inset four ring Induction hob, floating extractor over and eye level double oven adjacent, integrated full size dishwasher, recess for American style fridge/freezer, inset composite one and a half bowl sink unit with drainer adjacent and mixer tap over. Feature bench seating in the dining end and low slung lighting over the dining area and matching units to each side with space for a wine chiller. Double doors lead out onto the rear garden and a large UPVC double glazed window over looks the rear garden also. built-in pantry cupboard with shelving and glazed door, under stairs storage cupboard with light and power. archway through to the:

LOUNGE/SNUG AREA (10' 10" x 8' 11") or (3.29m x 2.73m)

A great second reception room with squared archway through to the Conservatory. Wall mounted panelled radiator, ceiling light point, power points. Door to Gym/Utility and Rear Lobby.

CONSERVATORY (12' 8" x 9' 7") or (3.86m x 2.91m)

Newly installed and benefitting from large UPVC double glazed windows overlooking the rear garden, sliding doors to the patio and further door to the side garden area. Wall light point.

GAMES ROOM (12' 0" x 8' 11") or (3.66m x 2.73m)

Doubling up as a useful Utility Space, Gym and Games Room and utilising the rear part of what was the integral garage, access into the Lounge/Snug, ceiling light point, power points, wall mounted cupboards housing the Gas and Electric meters and consumer unit. Space and plumbing for washing machine.

OUTBUILDING

Space for condenser dryer, power and lighting, door to the side passageway, further door to the:

STORE

Racked out with shelving and offering really useful storage, ceiling strip light point.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

access into the roof space via hatch with pull down ladder, ceiling light point, airing cupboard with hot water cylinder and slatted linen shelving.

BEDROOM 1 (13' 1" x 11' 11") or (3.99m x 3.63m)

A fantastic principal bedroom with large UPVC double glazed window to front, ample space for fitted or free standing bedroom furniture, ceiling light point, power points, television point, door to:

EN-SUITE SHOWER ROOM (11' 11" x 6' 5") or (3.63m x 1.96m)

plus shower recess. Well appointed with a double length shower cubicle with chrome fittings, mounted wash hand basin with mixer tap over, low level flush WC, dressing table with stool recess and drawers to each side. inset LED spotlights over dressing table and wall mounted mirror fronted medicine cabinet with lighting over, opaque double glazed window to the front, wall mounted panelled radiator, ceiling light point.

BEDROOM 2 (14' 10" Max x 9' 5") or (4.52m Max x 2.88m)

a wonderfully bright room with large UPVC double glazed window to front, recess for double bed, ample space for fitted or free standing bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.



BEDROOM 3 (12' 4" x 10' 8") or (3.75m x 3.25m)

a lovely and bright double room with large UPVC double glazed window overlooking the rear garden, ample space for fitted or free standing bedroom furniture, ceiling light point, attractive bench seat with cupboards over, wall mounted panelled radiator.

BEDROOM 4 (8' 2" x 9' 7") or (2.49m x 2.91m)

Currently arranged as a good sized home office with lovely outlook over the rear garden but equally at home as a decent fourth bedroom. ceiling light point, corner storage cupboard, wall mounted panelled radiator, power points.

BATHROOM (10' 11" x 5' 9") or (3.32m x 1.76m)

fantastically appointed with a full four piece suite comprising panel enclosed double ended bath with centrally located waterfall tap, corner enclosed shower cubicle with rainforest shower head and personal hand shower attachment, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. inset LED ceiling spot lights, white ladder style towel radiator, opaque double glazed windows to the rear, fully tiled walls and floor.

OUTSIDE

A wonderful South facing and extremely private rear garden, reconfigured and landscaped in recent times with an extensive paved patio immediately abutting the rear of the property stepping down then to a good sized area of lawn and enclosed by timber fencing with mature shrub and plant borders. To the side of the property is an incredible outside dining and leisure space with a timber pergola covering a good sized hot tub space with an outside dining area immediately adjoining this with further feature gazebo over and secured by a wrought iron gate. Access from each side leads to:

THE APPROACH

laid mainly to macadam providing off road parking for several cars with an area of lawn, shrub and plant borders and a high hedge to the front providing privacy. At the head of the driveway there is then access to the:

GARAGE (7' 1" x 9' 7") or (2.16m x 2.91m)

Arranged as a store with wall mounted Gas fired Glow Worm boiler and offering a useful amount of storage space.

DIRECTIONAL NOTE

from our office in Highcliffe proceed West along Lymington Road until reaching Nea Road just opposite Highcliffe Castle Golf Club. Turn right here and proceed to the end and at the top of the hill turn left onto Smugglers Lane North and first left again into Rowan Drive. Follow the road to the right and the property will be found on the left hand side and numbered.

PLEASE NOTE..

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

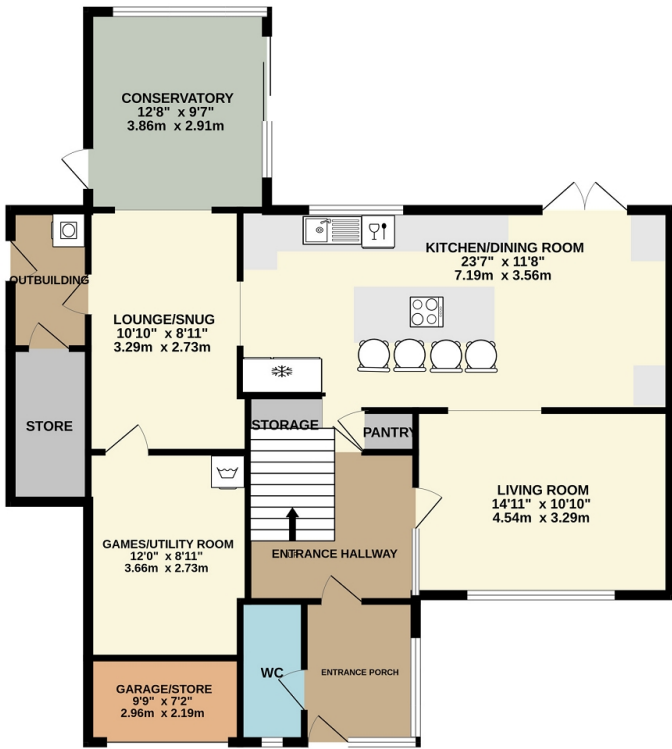
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

Tenure

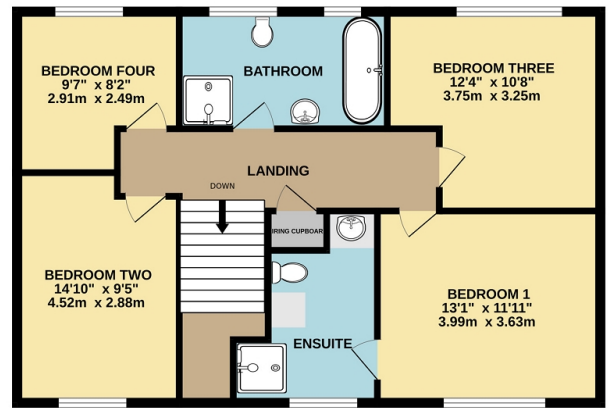
The resale tenure for this property is Freehold



GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.




1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1898 sq.ft. (176.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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