



**8 Westbury Close, Highcliffe, Dorset. BH23 4PE**

**Guide Price £475,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





## **8 Westbury Close, Highcliffe, Dorset. BH23 4PE**

**Guide Price £475,000**

A beautifully presented two double bedroom extended detached bungalow situated in a quiet cul-de-sac location within walking distance to the local shops at Sauflands and Highcliffe Comprehensive School. the property has been meticulously maintained and extended through our Vendors period of occupation and offers bright, well planned accommodation with the added benefit of a very private West facing rear garden along with 10 Solar panels with back up battery storage reducing the Electric running costs of the property.



## RECESSED ENTRANCE PORCH

Tiled step, part opaque glazed door with courtesy light leads into the:

## ENTRANCE HALL

A spacious and well presented reception with built-in cloaks cupboard housing hanging space and shelving, access into the roof space via hatch with pull down ladder, loft space being mostly boarded and housing the Solar Panel storage battery. Oak effect Laminate wood flooring, two ceiling light points, wall mounted panelled radiator, doors to all principal rooms.



## LIVING ROOM (17' 11" X 11' 11") OR (5.46M X 3.62M)

High level UPVC opaque double glazed window to the side aspect, provision for wall hung television, ceiling light point, wall mounted panelled radiators, telephone point, glazed double doors leading through to the:

## OPEN PLAN KITCHEN/LIVING/DINING ROOM (9' 10" X 29' 9") OR (3.0M X 9.07M)

A substantial and well planned extension to the property benefitting from a very high degree of natural light via large UPVC double glazed windows, a set of sliding double glazed doors and also two Velux roof lights. The Kitchen area has been well thought out and comprises a U-shaped set of units in Sky Blue with large areas of timber Butchers Block style work surface over and Breakfast Bar style seating for up to four people. Integrated appliances include a five burner Range style hob with filter extractor over and eye level double oven adjacent and a full-size dishwasher. Inset stainless steel one and a half bowl sink unit with swan neck mixer tap over and drainer adjacent. Numerous inset LED ceiling spotlights, power points, light Grey oak style laminate wood flooring which extends through the whole room. Further there is a good sized seating area for leisure and dining which overlooks the rear garden via the set of UPVC double glazed sliding doors which in turn lead outside. Over the Dining area there is then a low hung contemporary light point and adjacent to this, provision for a large wall hung television. From the Kitchen a squared archway then leads through to the:



## UTILITY AREA (8' 1" X 12' 5") OR (2.47M X 3.78M)

Continuation of matching units and work surface with a cupboard housing the Glow Worm Gas fired combination boiler, space and plumbing for washing machine and condenser dryer, recess for American style fridge/freezer, numerous inset ceiling spotlights, power points, continuation of light Grey Oak effect flooring, UPVC opaque double glazed door to side passageway, return door to hallway.

## BEDROOM 1 (13' 5" X 9' 9") OR (4.09M X 2.96M)

A lovely and bright room with large UPVC double glazed window to the front with fitted plantation shutter, built-in wardrobe with hanging rail and shelving, provision for wall hung television and ample space for further fitted or free standing bedroom furniture. Squared archway through to the:



## DRESSING ROOM (9' 11" X 8' 0") OR (3.01M X 2.45M)

UPVC double glazed window to front with fitted plantation shutters, fitted triple wardrobe with one mirror fronted door housing double hanging space, shelving and slide-out storage drawers, ample space for further units if desired. High level electric consumer unit and cupboard housing the electric meter. Ceiling light point, power points, wall mounted panelled radiator.



## EN-SUITE SHOWER ROOM

Fitted with a contemporary three piece suite comprising large walk-in shower with glazed screen and cubic rainforest shower head and controls, inset wash hand basin with vanity unit beneath and low level flush WC. LED backlit mirror, UPVC opaque double glazed window to side, inset LED ceiling spotlights, wall mounted chrome ladder style towel radiator, fully tiled walls and floor.

## BEDROOM 2 (13' 1" X 11' 5") OR (4.00M X 3.48M)

Lovely and bright with a large UPVC double glazed window to front with fitted plantation shutters, built-in wardrobe with oak fronted door housing hanging space and shelving. Television point, wall mounted double panelled radiator, ceiling light point, power points.



## BATHROOM

Refitted with a contemporary three piece suite comprising panel enclosed bath with mixer tap over and wall mounted hand shower attachment, low level flush WC, inset wash hand basin with vanity unit beneath, inset LED ceiling spotlights, chrome ladder style towel radiator, two UPVC opaque double glazed windows to the side aspect, fully tiled walls and floor. Integrated wall shaver point.

## OUTSIDE

The rear garden is a delightful feature facing approximately West but with the South Westerly aspect open allowing Sun to come into the garden most of the day. Immediately abutting the rear of the property is a good sized area of paved patio allowing for outside dining with a small, well maintained area of lawn adjacent. The rear garden is enclosed by timber panelled fencing to three sides and benefits from a large storage workshop with power and light as well as a smaller shed and The Bar. The Bar is a recently constructed addition to the property benefitting from power and light and can suit a variety of uses although is currently set up as a leisure area for the Vendors. This adjoins a good sized area of composite decking with LED uplights which can house a good sized external seating arrangement. To the side of the property there is then access to each side which in turn leads to:

## THE APPROACH

This has been laid to paving and block paving to provide off road parking for two/three vehicles with an area of lawn and low maintenance shrub borders and a pea gravel pathway in turn leading to the front door. There is a partially covered canopy style area which can house a bench seat, perfect for enjoying the birdsong and a morning cup of coffee.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road until reaching The Oaks Brasserie. Turn right here into Hinton Wood Avenue and proceed to the end bearing right and continuing along Hinton Wood Avenue. Turn left into Carisbrooke Way and follow the road up Moonrakers Hill and around onto Smugglers Lane North. Take the right hand turn into Forest Way and proceed almost to the end where Westbury Close will be found on the left hand side and the property is on the right 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

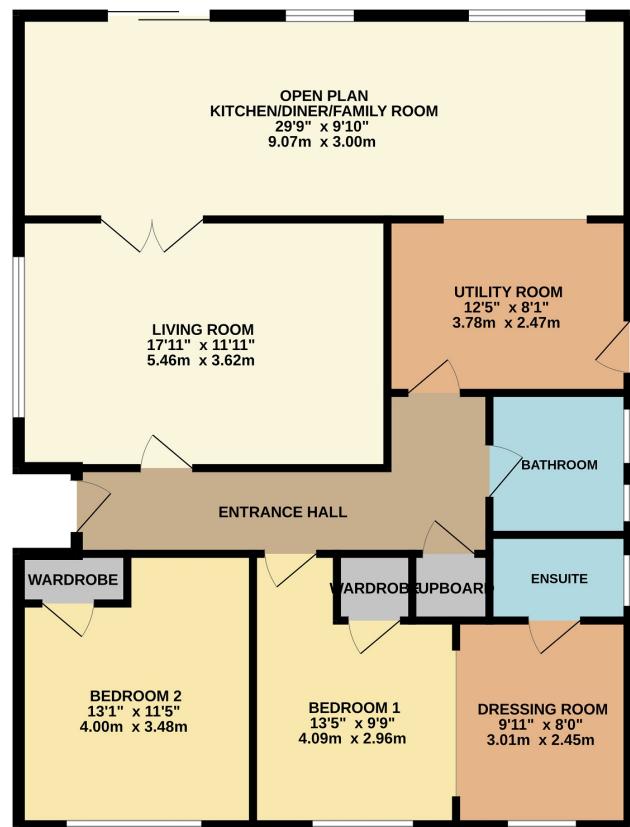


## EPC RATING

The EPC rating for this property is C77



GROUND FLOOR  
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA - 1149 sq.ft. (106.8 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, fixtures, fittings and appliances have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.