

27 Hazel Close, Highcliffe, Dorset. BH23 4PS

£575,000







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

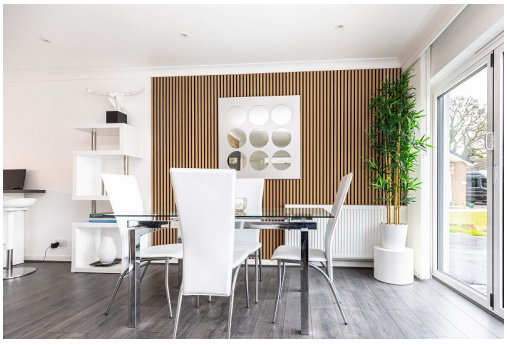


27 Hazel Close, Highcliffe, Dorset. BH23 4PS

£575,000

An outstanding three bedroom detached bungalow having been the subject of meticulous refurbishment through our vendors period of occupation. The property, backing onto woodland, is situated almost at the end of a quiet, no through road yet within walking distance of the local shopping parade at Saulflands where there is a small convenience store and post office. The property is available with no forward chain.







RECESSED ENTRANCE PORCH
inset ceiling spotlights, composite entrance door leading to:

SPACIOUS ENTRANCE HALLWAY
Double glazed window to side, built-in sliding mirror fronted cupboard, double doors housing the Worcester gas fired combination boiler as well as storage to the other side with electric consumer unit and radiator. Access into roof space via a large hatch from the hallway with numerous recessed ceiling spotlights and wall mounted double panelled radiator with thermostatic control for central heating system. Door leads to:

KITCHEN/DINING/FAMILY ROOM (20' 3" X 24' 1") OR (6.17M X 7.33M)
The kitchen area is fitted with an excellent range of base and wall mounted kitchen units with a range of slate style, square edged work surfaces above. Inset appliances including Bosch four ring ceramic hob, fan assisted oven beneath with filter hood canopy above with lighting. Inset stainless steel sink unit with mixer tap and drainer adjacent. Integrated fridge and freezer and integrated washer/dryer, full size dishwasher. Double doors lead out onto the side garden area extending out onto the rear garden itself. Further island unit with deep pan drawers, cutlery drawers in a matching style with matching work surface, space at breakfast bar for 2 - 3 people. Numerous inset ceiling spotlights. Beautiful wood panelled feature wall in the dining area with double glazed bi-folding doors extending across the width of the dining and into the living area itself onto an area of block paving at the front. An open fireplace situated behind a free standing electric flame effect fire with remote control. Provisions for wall hung television. High level window to the side and further wall mounted double panelled radiator and recessed ceiling spotlights. Return door to hallway.

BEDROOM 1 (13' 5" MAX X 12' 0") OR (4.09M MAX X 3.65M)
A lovely main bedroom with UPVC double glazed doors leading out to the main garden providing a lovely view. Contemporary white vertical panelled radiator, built-in wardrobe with mirror fronted doors with hanging space and shelving. Provision for wall hung television, power points door to:

EN SUITE SHOWER ROOM
Walk-in enclosed shower cubicle, rain water shower head, shower attachment, inset wash hand basin, waterfall mixer tap, vanity unit beneath, low level WC, half tiled walls and Karndean style flooring, recessed ceiling spotlights and high level extractor fan.

BEDROOM 2 (9' 10" X 10' 0") OR (3.00M X 3.04M)
Once again occupying the same position at the rear of the property providing the same view via a set of UPVC double glazed doors leading out onto the same. Once again reverse side of the wardrobe with mirror sliding doors once again. Provision for wall hung television, recessed ceiling spotlights, contemporary vertical white radiator.

BEDROOM THREE - STUDY (9' 1" X 5' 5") OR (2.76M X 1.66M)
A good little Study or Nursery with UPVC double glazed window to side. Wall mounted panelled radiator, continuation of grey splashproof laminate flooring, recessed ceiling spotlights and double power points.

BATHROOM
The main bathroom is fitted with a modern suite comprising enclosed panelled bath with independent shower fittings above. Rain head shower attachment, waterfall mixer tap over wash hand basin vanity unit beneath. Concealed cistern low level WC. Recessed ceiling spotlights, chrome ladder style radiator, continuation of the splash proof grey laminate.

OUTSIDE
The rear garden is an impressive feature of the property benefitting from a large, private sun terrace to the side of the property and extending around to the rear. Beyond this there is then a good sized area of lawn bordered by attractive and well maintained timber fencing. To the other side of the property there is then a secure access way leading to the garage and in turn via a separate doorway the front of the property.

THE APPROACH & GARAGE
The front of the property has been thoughtfully re-landscaped with a good sized area of macadam providing off road parking for three/four vehicles with an area of artificial lawn to the side and bordered by low level and well spaced bushels. At the head of the driveway there is then access into the:

GARAGE (20' 10" X 9' 6") OR (6.34M X 2.89M)
An oversized garage benefitting from electrically operated roller door. At the rear of the garage fitted with base and wall white gloss units. Ceiling strip light, painted throughout absolutely immaculate with a storage cupboard housing the electric and gas meters with a pedestrian door to the rear of the garage.

DIRECTIONAL NOTE
From our office in Highcliffe proceed West along Lymington Road and turn right into Hinton Wood Avenue opposite The Oaks. At the end of the road bear right and continue until reaching Carisbrooke Way on the left hand side. Turn here and follow the road up the hill and around the sharp bend turning right into Forest Way shortly after. Towards the end of the road take the left hand turn into Nada Road and second right into Forest Way where the property will be found towards the end of the road 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 £48 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.











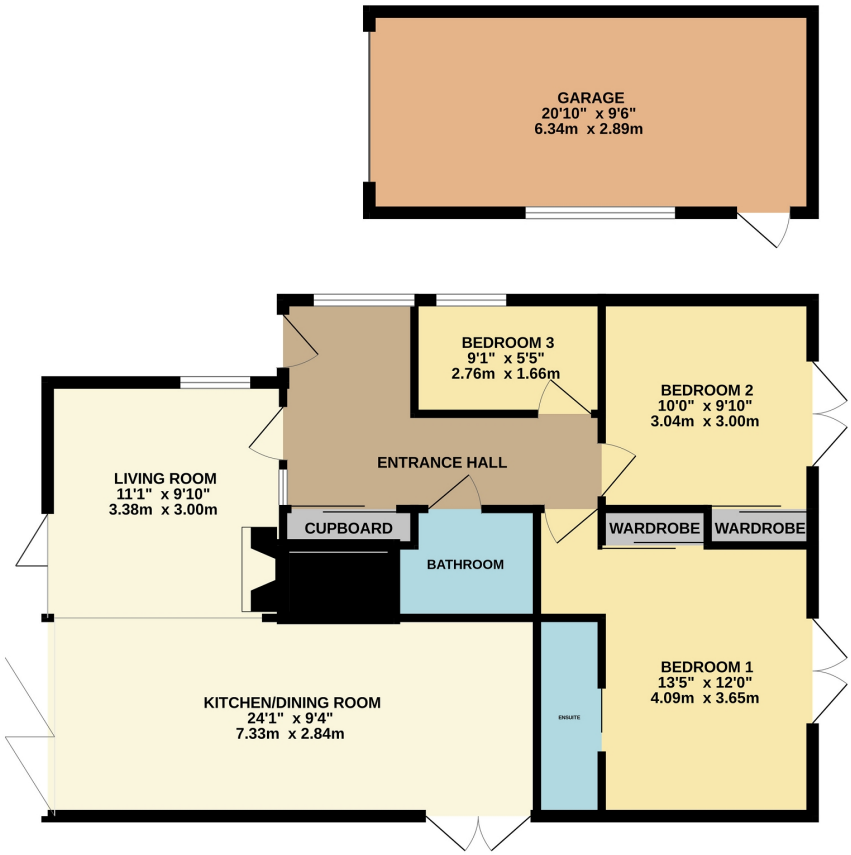
EPC RATING

The EPC rating for this property is D61





GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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.
Made with Metropix ©2026

Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk

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.