



Vetch Close

Christchurch, BH23 4LU

Guide Price £380,000

- No Forward Chain - Motivated Seller
- Two Double Bedrooms
- 20ft Lounge/Dining Room
- Sun Lounge/Reception Room
- Kitchen/Breakfast Room
- Ground Floor WC
- Westerly Aspect Sunny Garden and Garage
- Close to the Beach, Shops and Schools



HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation – Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this charming extended two double bedroom semi-detached house in a cul-de-sac setting at Highcliffe. 'Hoburne Farm' is a desirable setting for all from first time buyers to retiring patrons with local shopping, Friars Cliff/Mudeford beach and road travel links to further afield.

ENTRANCE

UPVC double glazed panelled front door to entrance lobby.

ENTRANCE LOBBY

Provision for shoes and coats etc. Electric panelled heater.

GROUND FLOOR WC

4' 0" x 3' 8" (1.22m x 1.12m)

Obscure double glazed window to front. Low level WC. Wall mounted wash hand basin. Half tiled walls.

LOUNGE/DINER

20' 10" x 15' 0 max" (6.35m x 4.57m)

'L'-shaped narrowing to 8'0" in dining area. Double glazed window to front with view over lawned garden and cul-de-sac. A bright room with natural light. Living and dining areas. Understair storage. Two radiators. TV media point.

French door accessing onto further reception/sun room.

SUN ROOM/WORK FROM HOME/RECEPTION ROOM

14' 1" x 9' 9 max" (4.29m x 2.97m)

'L'-shaped. A single storey extension. Double glazed French doors accessing onto private patio lawned garden. Media point. Radiator. Return door to garage.

KITCHEN

16' 0" x 8' 0" (4.88m x 2.44m)

Double glazed windows to rear with view over lawned and private westerly aspect rear garden. One and half bowl stainless steel sink unit and drainer, 'swan' neck taps over. Wooden finish cabinets in 'light oak'. Fitted eye level units with concealed under pelmet lighting, complementing fitted range of base units with inset tiled and wood edge work top

surfaces. Part tiled walls. Inset five ring gas hob, chimney filter hood over and two ovens. Provision for dishwasher, provision for under counter fridge. Space for fridge/freezer. Wall mounted gas fired boiler. Ceramic tiled floor.

STAIRS TO FIRST FLOOR LANDING

Access to loft. Airing cupboard, lagged tank, fitted immersion and pinewood shelving.

BEDROOM ONE

11' 10 plus recess wardrobe" x 9' 0" (3.61m x 2.74m)

Double glazed window to front with view over cul-de-sac and lawned front garden. Radiator. Recessed double door wardrobe.

BEDROOM TWO

11' 7" x 7' 6 plus door recess overall room size" (3.53m x 2.29m)

Double glazed window to rear with view over the mature lawned private garden. Fitted wardrobes. Radiator.

BATHROOM

7' 1" x 5' 7" (2.16m x 1.7m)

Obscure double glazed window to rear. Tiled walls. Shower bath with side panel and shaped shower screen with shower, bath filler taps. Pedestal wash hand basin. Low level WC. Heated towel rail.

GARAGE

16' 2" x 8' 5" (4.93m x 2.57m)

Attached garage with power roller door. Power and light. Provision and plumbing for washing machine.

OUTSIDE FRONT

Neat, lawned garden. Potential for additional parking. Pathway to front door.

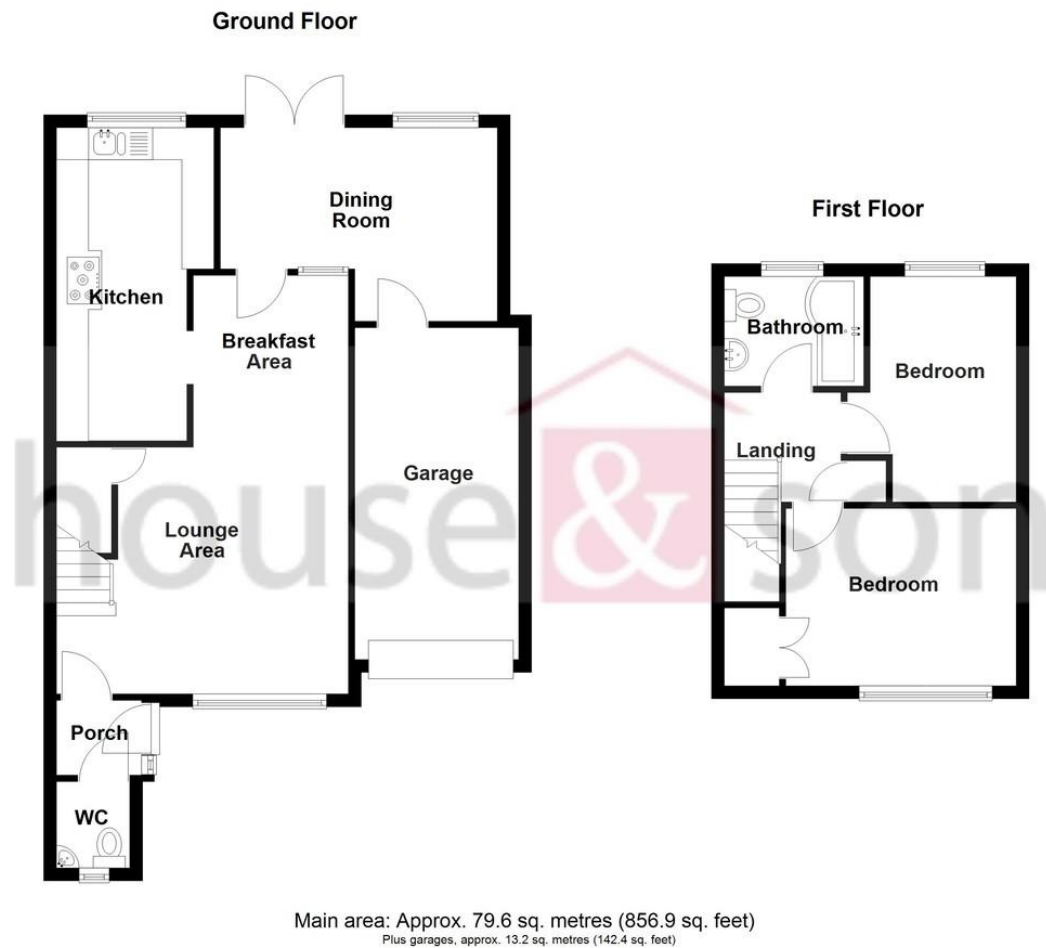
DRIVEWAY

Tandem parking for several vehicles.

REAR GARDEN

South westerly aspect fence enclosed private rear garden. Lawned and patio with mature screening to rear. Outside light.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Contact us](#)

Energy performance certificate (EPC)

4 South Close DARTMOUTH BN20 4JL	Energy rating D	Valid until	31 April 2025
		Certificate number	9899-4617-0723-3427-3403
Property type		Semi-detached house	
Total floor area		80 square metres	

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements