



Winkworth

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101 SAFFRON DRIVE, CHRISTCHURCH, DORSET, BH23 4LR £350,000 FREEHOLD

**Winkworth**

for every step...

# An exceeding stylish two double bedroom house with spacious contemporary style accommodation.

101 Saffron Drive, BH23 4LR

Guide Price £350,000

01425 270 055

highcliffe@winkworth.co.uk

## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is a short walk away.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

The property is an individually designed home with spacious, contemporary style accommodation laid out over two floors with a split-level living area on the ground floor.

The kitchen has recently been updated and now offers a modern well-designed space with a range of integrated appliances.

The split-level living room creates a natural separation for dining and living, sliding doors leading to the courtyard style garden.

Completing the downstairs accommodation is a wet room style shower room.

The turning staircase leads to the first floor, where there are two double bedrooms. The principal bedroom is found at the front benefits from a large custom fitted out cupboard. Bedroom two is also a double that benefits a fitted cupboard, which in turn leads to a further useful storage cupboard.

The family bathroom is nicely fitted with a modern white suite, with a shower over the bath.

The rear garden has been designed for low maintenance, with areas of patio and artificial lawn. There is a gate to the rear providing useful rear access.

The property also benefits from a private covered car port with ample visitors parking.

Service Charge circa £115.00 Per Quarter for communal grounds maintenance.

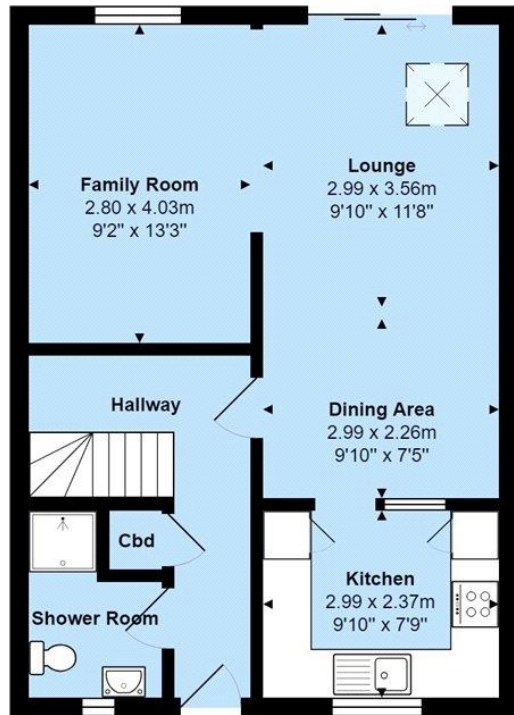
## Summary:

- Two double bedrooms
- Recently updated Kitchen
- Attractive split level living room with vaulted ceiling
- Two bath/shower rooms
- Low maintenance garden with lawn
- Private carport
- BCP Council tax band D

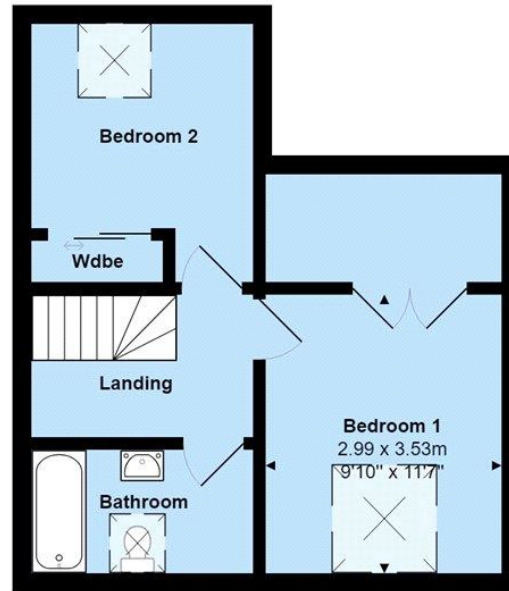
## Directions:

From the Agent's Highcliffe office proceed along Lymington Road (A337) towards Christchurch. At the roundabout go right into Hoburne Lane and take the turning on the left into Primrose Way. Take the 1st turning on the left into Saffron Drive and follow the numbered signs.





Ground Floor



First Floor



Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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