



*Slades*

7 Vecta Close, Friars Cliff, Christchurch, Dorset,  
BH23 4EJ

GUIDE PRICE: £950,000

Entrance via double opening doors into good sized entrance porch with further set of double opening doors into the entrance hall. There is a storage cupboard and further cloak cupboard. Stairs to the first floor landing and doors to the ground floor accommodation. A particular feature of this property with the location and view aside, is the flexibility it offers, it can accommodate living on both floors.

On the ground floor the accommodation comprises of three good sized double rooms that could be used in a variety of ways, as bedrooms or reception areas.

The rear room has sliding patio doors out into the garden and would make a nice bedroom or office. The larger of the front two rooms is dual aspect and is accessed via double opening glass panelled obscured doors. This could act as a formal dining room if required.

The good sized kitchen breakfast room is located to the rear and has a door in to the rear garden. There is a range of eye and base level units, cupboards, drawers and work surfaces. Inset double sink and drainer with mixer tap, Integrated eye level double over, with gas hob and extractor. Space for appliances including dishwasher, washing machine, fridge freezer. Wall mounted gas boiler with hot water cylinder located upstairs. There is space for a table and chairs.

A ground floor bathroom comprises a panelled bath, WC, wash hand basin and bidet, with fully tiled walls and obscured glazed window.

The first floor also has a versatile layout with flexible accommodation, it includes three good sized bedrooms. The master bedroom is located to the rear, it overlooks the rear garden, the green behind, through to the water and the Isle of Wight. It has a range of fitted bedroom furniture including wardrobes, drawers and dressing table. The modern white en-suite comprises a modern white suite, including a panelled bath with wall mounted shower and controls and shower screen, wash hand basin with mixer tap, push button WC, tiled walls and floor and a heated towel rail.

There is a further first floor shower room with modern white suite comprising shower cubicle, push button WC, corner wash hand basin with mixer tap, fully tiled floor and walls and heated towel rail with a rear facing obscured glazed window.

Another real feature is the dual aspect vaulted ceiling living room, this includes a rear facing window again benefiting from the wonderful outlook at the rear over the sea towards the Isle of Wight. Double sliding doors lead into a large conservatory, which has a further set of sliding doors leading out onto the balcony from which you can enjoy the garden with complete privacy and again, the stunning view.

### **Outside**

The front garden is laid to lawn, bound by flower beds containing various mature and established shrubs. The driveway provides off road parking for several vehicles and in turn leads to the double garage which has two individual electric roll over doors, power, light, and a rear aspect door to the garden. There is a secured wooden gate providing access down one side.

The good size rear garden offers complete privacy and seclusion, it has a southerly and westerly aspect to it making it lovely and sunny at different periods throughout the day. It is mainly laid to lawn, there is flower bed surround, it is bound by borders housing various mature plants and shrubs, all very well established.

A stone patio area runs the full width, there is space for a large summer house or shed. There is a further area laid to paving to one side. Outside water tap.

Council tax band G.

### **Approx measurements**

<b>Lounge diner: 7.0m x 3.9m (23' x 12' 9")</b>	<b>Kitchen breakfast room: 3.6m x 3.2m (11' 9" x 10' 5")</b>	<b>Dining Room: 3.9m x 3.8m (12' 9" x 12' 5")</b>
<b>Ground floor bed one/Office: 3.9m x 3.6m (12' 9" x 11' 9")</b>	<b>Ground floor bedroom two: 3.2m x 2.9m (10' 5" x 9' 6")</b>	<b>First floor bedroom one: 3.9m x 3.6m (12' 9" x 11' 9")</b>
<b>First floor bedroom two: 3.4m x 2.9m (11' 1" x 9' 6")</b>	<b>First floor bedroom three: 3.2m x 2.9m (10' 5" x 9' 6")</b>	<b>Conservatory: 5.5m x 4m (18' x 13' 1")</b>
	<b>Double garage: 5.5m x 5.5m (18' x 18')</b>	



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E	47		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	