



**Woodpeckers, 166 Ringwood Road, Walkford, Dorset, BH23 5RQ**

**Guide Price £675,000**



**Ross Nicholas & Company Limited**  
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## Woodpeckers, Ringwood Road, Walkford, Dorset, BH23 5RQ

**Guide Price £675,000**

An immaculately presented three double bedroom detached chalet bungalow, situated on a generous, prominent corner plot. The property has been extensively refurbished to exacting standards in recent years and offers bright and spacious living accommodation. There is a detached garage to the rear of the property and off road parking for a number of vehicles. Early viewing is strongly advised.



## ENTRANCE HALL (24' 1" X 6' 7") OR (7.35M X 2.0M)

Accessed via a grey composite front door. Two ceiling light points, wall mounted double panelled radiator, engineered oak flooring and power points.

Doors off to all ground floor accommodation

## LIVING/DINING ROOM (23' 8" X 10' 10") OR (7.21M X 3.31M)

A bright and spacious dual aspect room with large UPVC double glazed windows to the front and rear with a set of french style patio doors to the side providing access onto the rear garden. Two ceiling light points, engineered oak flooring, TV aerial point, two wall mounted double panelled radiators and power points

## KITCHEN/BREAKFAST ROOM (19' 8" X 9' 11") OR (6.0M X 3.02M)

Fitted with a comprehensive range of base and wall mounted cupboards and drawers with areas of Quartz work surface in part to three walls. Inset stainless steel one and a half bowl sink with mixer tap over and drainer unit adjacent. Integrated appliances include: Full height fridge and full height freezer, dishwasher, NEFF electric fan assisted single oven with NEFF four ring induction hob and matching filter extractor above. UPVC double glazed window to the rear, inset ceiling spotlights, wall mounted double panelled radiator, engineered oak flooring and power points.

Part glazed door provides access into the:

## UTILITY ROOM

A useful area providing space and plumbing for a washing machine. UPVC obscured double glazed window to the side, inset ceiling spotlights, wall mounted gas fired Glowworm combination boiler and power points.

## BEDROOM 2 (13' 1" X 14' 2") OR (3.99M X 4.31M)

A well proportioned dual aspect double bedroom with UPVC double glazed windows to the front and side. Ceiling light point, wall mounted double panelled radiator, TV aerial point and power points.

## BEDROOM 3 (11' 1" X 10' 0") OR (3.37M X 3.06M)

UPVC double glazed window to the side, ceiling light point, wall mounted double panelled radiator, TV aerial point, telephone point and power points

## BATHROOM

Fitted with a matching modern white suite comprising of low level hidden cistern style flush WC, wall mounted wash hand basin with vanity cupboard below and a P shaped enclosed panel bath with mixer taps and chrome shower attachments over. UPVC obscured double glazed window to the rear, inset ceiling spotlights, extractor fan, wall mounted ladder style radiator, part tiled walls and tiled flooring.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

### FIRST FLOOR LANDING

Ceiling light point and roof lantern providing natural day light. At the top of the stairs, there is a storage cupboard with hanging rail.

Doors off to all first floor accommodation.

## BEDROOM 1 (23' 2" X 13' 11") OR (7.06M X 4.24M)

The main bedroom is a substantial dual aspect room with UPVC double glazed windows to the side and rear. Inset ceiling spotlights, TV aerial point, two wall mounted double panelled radiators and power points.

## WALK IN WARDROBE (9' 2" X 5' 10") OR (2.80M X 1.79M)

A generous dressing area with a hanging rail running the full length of the room. Two Velux windows to the side with fitted blinds. Inset ceiling spotlights and power points.

## SHOWER ROOM

Fitted with a matching suite comprising of low level hidden cistern style flush WC, wall mounted wash hand basin with vanity cupboard below and an oversized walk-in shower cubicle with rainforest shower attachment over. Velux window to the side, inset ceiling spotlights, part tiled walls, extractor fan, chrome ladder style radiator and tiled flooring. Access into the eaves via a low level wooden door.

## OUTSIDE

The rear garden is a particular feature of the property and has been predominantly laid to lawn with a raised area of artificial grass for ease of maintenance. The rear garden is full enclosed by timber fencing with a pedestrian gate at the rear. There is outside security lighting, cold water tap and outside power points.

Situated at the bottom of the garden, a UPVC double glazed door provides access into the:

## DETACHED GARAGE

Accessed off of Amberwood Drive, the garage is accessed via a metal up and over door. Power and lighting.

## THE APPROACH

The front of the property is enclosed by low level rendered brick walling and finished with an extensive area of block paving providing off road parking for a number of vehicles.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction towards New Milton taking the first exit at the roundabout onto Ringwood Road. Proceed along the road going passed the parade of shops, then take the second left turning where the property is located on the corner of Amberwood Drive.



## TENURE

The resale tenure for this property is Freehold

## PLEASE NOTE

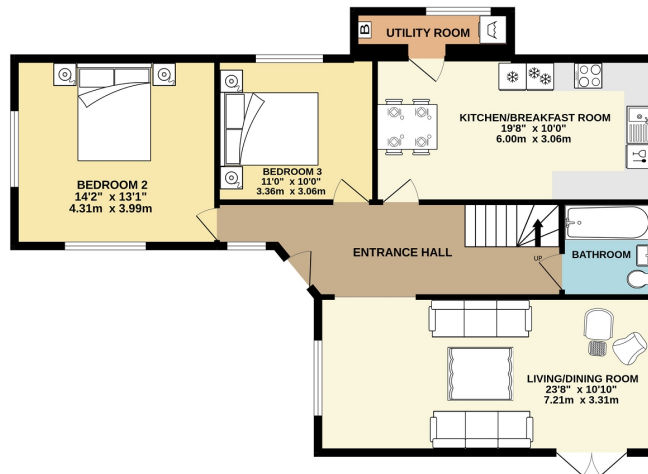
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## EPC RATING

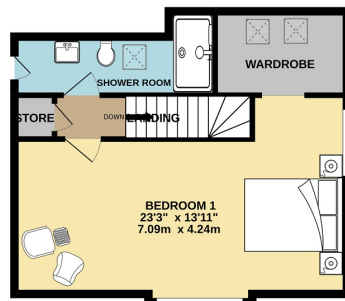
The EPC rating for this property is to follow.



GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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.

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