



8A Heath Road, Walkford, Dorset. BH23 5RH

Offers In Excess Of £450,000



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





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An immaculately presented three bedroom detached bungalow situated within level walking distance to the local shops and bus routes. The property has been meticulously maintained during our vendors ownership and benefits from a low maintenance paved rear garden. The property offers three good sized bedrooms, an en-suite to the master and a detached garage.



ENTRANCE PORCH

Accessed via double opening UPVC double glazed front door. Quarry tiled flooring and power points.

HALLWAY

UPVC obscured leaded light double glazed front door with matching side screens. Inset ceiling spotlights, wall mounted double panelled radiator, alarm control panel, telephone point and power points.

Doors off to all accommodation.

SITTING ROOM (16' 10" X 11' 10") OR (5.13M X 3.61M)

A generous dual aspect room with UPVC double glazed full height leaded light window to the side and double opening leaded light patio doors that provide access onto the Conservatory. Ceiling light point, wall mounted double panelled radiator, two wall light points, electric fireplace with wooden surround, TV aerial point and power points.

CONSERVATORY (12' 1" X 11' 11") OR (3.69M X 3.64M)

Large UPVC double glazed conservatory on a brick base with windows to three sides and a set of patio doors to the side, leading out onto the rear garden under a triple-ply poly-carbonate roof. A fully useable all year round room with two wall mounted electric radiators, a wall light point and power points.

KITCHEN/BREAKFAST ROOM (11' 11" X 12' 10") OR (3.62M X 3.91M)

Fitted with a comprehensive range of base and wall mounted cupboards and drawer units with areas of laminate roll top work surface in part to two walls. Inset stainless steel sink with mixer tap over (with Brita Filter) and drainer unit adjacent. Integrated under counter double electric fan assisted oven with inset four ring electric hob and filter extractor above. Space and plumbing for a washing machine and slimline dishwasher, as well as space for an upright fridge/freezer. Curved laminate roll top breakfast bar with cupboards below. UPVC double glazed window to the rear and UPVC double glazed patio door providing access to the side. Inset ceiling spotlights, part tiled walls, power points and tiled flooring. There is an Airing cupboard housing the Gas fired Worcester boiler and hot water cylinder with slatted shelving.

BEDROOM 1 (14' 5" X 12' 0") OR (4.39M X 3.67M)

A well proportioned master bedroom with UPVC double glazed window to the front. Ceiling light point, wall mounted double panelled radiator, fitted with a comprehensive range of built-in wardrobes, plantation shutters to the front and power points.

Door provides access into the:

EN-SUITE SHOWER ROOM

Fitted with a modern, matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity cupboard below and mixer tap over and an enclosed shower cubicle with chrome shower attachments over. Obscured UPVC double glazed window to the side, ceiling spotlights, part tiled walls, wall mounted chrome ladder style radiator, extractor fan and tiled flooring.

BEDROOM 2 (10' 11" X 11' 11") OR (3.33M X 3.63M)

A good sized double bedroom with UPVC double glazed window to the front. Ceiling light point, wall mounted double panelled radiator, plantation shutters and power points.

BEDROOM 3 (9' 7" X 8' 6") OR (2.91M X 2.60M)

UPVC double glazed window to the side. Ceiling light point, wall mounted double panelled radiator and power points.

SHOWER ROOM

Fitted with a modern matching white suite comprising of low level flush WC, pedestal wash hand basin and a large enclosed shower cubicle with chrome shower attachments. Obscured UPVC double glazed window to the side, ceiling light point, part tiled walls, extractor fan, wall mounted chrome ladder style radiator and tiled flooring.

OUTSIDE

The rear garden is a particular feature of the property facing South-East and has been laid to Indian Sandstone paving for ease of maintenance. The rear garden is fully enclosed by timber fencing to both sides and rear, with timber gates providing access on both sides. There is also a cold water tap.

THE APPROACH

The front of the property is accessed via a block paved driveway providing off road parking for up to three vehicles. The remainder is mainly laid to shingle for ease of maintenance with various established shrub borders, finished with low brick walling to the front.

GARAGE (18' 7" X 8' 3") OR (5.66M X 2.52M)

Accessed via an electronically operated roller door, the garage benefits power and lighting. There is a UPVC double glazed window to the rear and the garage also houses the consumer unit and utility meters.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East through the high street towards Walkford. At the roundabout take the first exit to Ringwood Road and proceed along here for around 1/3 mile taking the left hand turning into Heath Road where the property is situated on the left hand side and is 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.

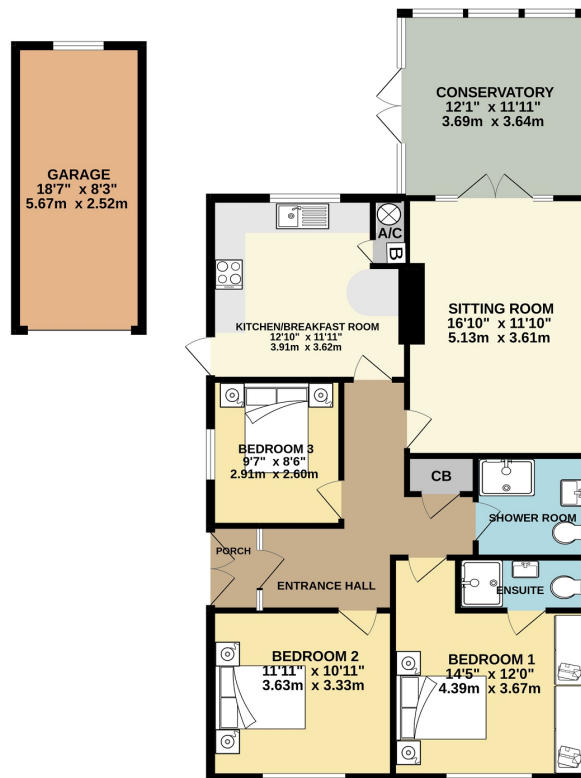


EPC RATING

The EPC rating for this property is D57



GROUND FLOOR
1231 sq.ft. (114.3 sq.m.) approx.



ROSS NICHOLAS AND COMPANY HIGHCLIFFE

TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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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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.