



**10 Hurst Close, Walkford, Dorset. BH23 5QU**

**£389,950**



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







## 10 Hurst Close, Walkford, Dorset. BH23 5QU

**£389,950**

A superb, spacious three double bedroom end of terrace house located in this quiet and popular cul-de-sac overlooking the Allotment gardens and within around a mile of the main facilities at Highcliffe and the beaches beyond. The property has been well refurbished throughout with new Kitchen and Bathrooms, Utility Room and also the added benefit of off road parking for up to four vehicles as well as a private, West facing rear garden.





## ENTRANCE PORCH

UPVC double glazed entrance door leads into the Entrance porch, UPVC double glazed window to front and side aspects, tiled floor, space for coats/shoes etc. Composite wood effect front door with partial opaque double glazed inserts leads into the:

## ENTRANCE HALL

UPVC double glazed window to front, wall mounted Osilly Electric radiator, large under stairs storage cupboard, bespoke cover housing the electric consumer unit and capped Gas point, inset LED ceiling spotlights, open archway through to the:

## KITCHEN (14' 9" X 9' 10") OR (4.49M X 3.00M)

A superbly appointed Kitchen fitted with a range of White fronted units with areas of laminate Quartz effect work top over, composite one and half bowl sink unit with drainer adjacent and mixer tap over, feature breakfast bar with stool recess underneath, space for 900mm range style cooker, space for American style fridge/freezer. Integrated dishwasher, inset LED ceiling spotlights, wall mounted filter extractor with lighting. Window to rear aspect and door leading to the:



## UTILITY AREA (9' 2" X 8' 8") OR (2.80M X 2.65M)

Of UPVC double glazed construction under a triple-ply poly-carbonate roof, currently arranged as a Utility Room with space and plumbing for automatic washing machine and tumble dryer, inset stainless steel sink unit with drainer adjacent and mixer tap over, power points, ceiling light point, UPVC double glazed door leads to the Garden.



## LOUNGE/DINER (23' 4" X 9' 4") OR (7.11M X 2.85M)

A superb room full of light with a large UPVC double glazed window to the front overlooking the front garden and allotments and a set of UPVC double glazed sliding patio doors to the rear leading to the garden. Feature wall recess with space for large television and media system, recessed flame effect electric fireplace, two ceiling light points, power points, wall mounted Osilly electric radiator.

## GROUND FLOOR SHOWER ROOM

A superb addition to the property with a large enclosed double width shower cubicle with chrome fittings comprising a rainforest shower head and personal hand shower attachment, recessed bottle shelves, inset wash hand basin and vanity unit, low level flush WC, UPVC opaque double glazed window to front, inset LED ceiling spotlights.



## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

### FIRST FLOOR LANDING

Access to the roof space via hatch, large airing cupboard with shelving and housing the hot water cylinder. Doors to all first floor rooms.

### BEDROOM 1 (14' 5" X 9' 2") OR (4.40M X 2.80M)

A superb principal bedroom with lovely outlook over the rear garden via a large UPVC double glazed window, provision for wall hung television, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points.



### BEDROOM 2 (11' 2" X 9' 10") OR (3.40M X 3.00M)

Of good size and providing the same lovely outlook over the rear garden via a UPVC double glazed window, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points.

### BEDROOM 3 (9' 2" X 8' 10") OR (2.80M X 2.70M)

Situated to the front of the property and able to accommodate a third double bedroom comfortably with pleasant outlook over the allotments opposite. Space for fitted or freestanding bedroom furniture, power points, wall mounted Osilly electric radiator, ceiling light point.



## BATHROOM

Well refitted with a panel enclosed P-shaped bath with independent Mira shower fittings over and fitted shaped shower screen, pedestal wash hand basin, low level flush WC, aqua panel wall coverings, UPVC opaque double glazed window to front, inset LED lighting.

## OUTSIDE

The rear garden is a great feature facing West with the Southerly aspect almost completely exposed allowing the sun to flood in for most of the day. A decent sized patio immediately abuts the property extending then onto an area of lawn with some shaped partially raised borders to the side and rear. To the rear of the garden is a sizeable storage shed which itself measures 19'5 x 8'11. There is also a pedestrian access gate to the side and the garden is generally very private.

## THE APPROACH

Recently constructed with a drop kerb from Hurst Close and laid to hardcore and providing off road parking for up to four vehicles. Pathway leads to the front door with some semi-mature hedging having been planted to the side.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed Easterly along Lymington Road until reaching the roundabout. Take the first exit signposted for Walkford and continue along Ringwood Road until Walkford Road can be found on the right hand side and signed for New Milton. Turn here and just past The Walkford Public House, Hurst Close will be found on the left hand side and the property 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.

## TENURE

The resale tenure for this property is Freehold

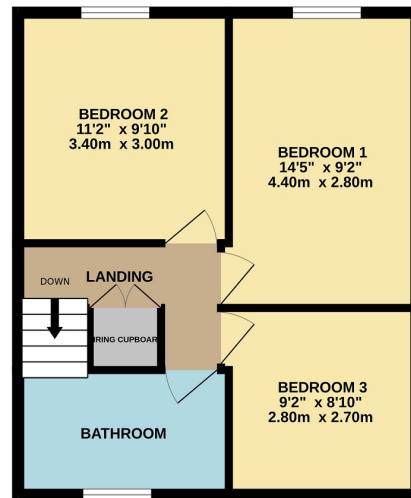
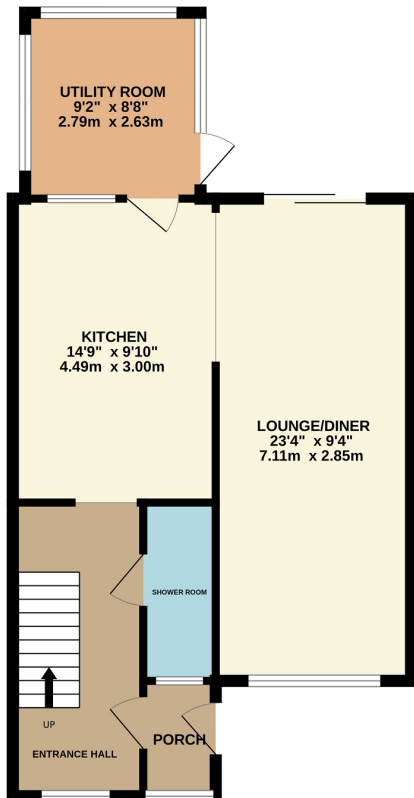
## EPC RATING

The EPC rating for this property is E47



GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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334 Lymington Road, Highcliffe, Dorset, BH23 5EY  
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[highcliffe@rossnicholas.co.uk](mailto:highcliffe@rossnicholas.co.uk)

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