



12 Stroud Park Avenue, Christchurch, Dorset. BH23 3HQ

£439,950



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
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A three bedroom detached bungalow with secluded and sunny rear garden, driveway and garage situated in this quiet cul-de-sac location within walking distance of local shops and schools. Offering flexible accommodation and with vast potential to extend and improve if desired, this would make a super family or retirement home and a viewing is urged in order to fully appreciate the accommodation on offer.



DINING HALL (10' 10" X 8' 7") OR (3.30M X 2.62M)

Accessed via a UPVC double glazed entrance door and doubling up as a Dining Hallway. UPVC double glazed window to the front, wall mounted double panelled radiator, ceiling light point, laminate wood flooring.

LIVING ROOM (11' 3" X 10' 10") OR (3.44M X 3.30M)

UPVC double glazed window to the front, double power points, wall mounted double panelled radiator, ceiling light point, television point.

INNER HALL (3' 7" X 8' 8") OR (1.10M X 2.64M)

Access into the roof space via hatch with pull down ladder, doors to all remaining principal rooms.

KITCHEN (7' 6" X 6' 3") OR (2.29M X 1.90M)

Fitted with a good range of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. Inset one and half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Space for hob and oven with fitted filter extractor over. Space for under counter fridge or freezer. Ceiling light point, power points. Door to:

SUN ROOM (6' 2" X 12' 8") OR (1.88M X 3.87M)

Of UPVC double glazed construction under a poly-carbonate roof, doubling up a reception space and Utility with space and plumbing for washing machine, windows overlooking the rear garden and a door leading to the same. Wall light point, wall mounted double panelled radiator. Concertina door to the:

UTILITY CUPBOARD (5' 3" X 3' 5") OR (1.61M X 1.03M)

Housing the Gas fired boiler and space for chest freezer or additional fridge/freezer. Power and lighting.

BEDROOM 1 (11' 2" X 9' 8") OR (3.40M X 2.95M)

UPVC double glazed window to side, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator. Door to:

EN-SUITE SHOWER ROOM (5' 7" X 8' 4") OR (1.71M X 2.53M)

Fitted with a white three piece suite comprising square enclosed corner shower cubicle, low level flush WC and wall hung wash hand basin. Dual aspect with opaque double glazed windows to rear and side aspects. Fully tiled walls and floor, ceiling light point, wall mounted panelled radiator.

BEDROOM 2 (10' 11" X 9' 6") OR (3.34M X 2.90M)

Built-in wardrobes with mirror fronted sliding doors housing hanging space and shelving. Further sliding door cupboards house some shelving and a further shelved cupboard adjacent. UPVC double glazed window to front, ceiling light point, power points, wall mounted panelled radiator.

BEDROOM 3 (10' 11" X 11' 5") OR (3.33M X 3.48M)

UPVC double glazed window to rear providing outlook to garden via the Sun Room. Ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

BATHROOM (7' 6" X 4' 1") OR (2.28M X 1.25M)

Situated just off the Inner Hallway and fitted with a white three piece suite comprising panel enclosed bath, low level flush WC and pedestal wash hand basin. Tiled walls and laminate wood flooring, ceiling light point, UPVC opaque double glazed window to rear.

OUTSIDE

The rear garden is a fantastic feature of the property facing approximately West and enjoying a high degree of privacy and seclusion. Immediately abutting the property is an area of paved patio partially enclosed by a dwarf ornate wall feature leading then on to a large area of lawn with mature shrub and plant borders and a beautiful timber pergola feature with grape vine over. To the side of the garden there is an area of hard standing which supplies some further secure parking area suitable for a boat or caravan with access then provided to the:

GARAGE (20' 0" X 8' 0") OR (6.10M X 2.45M)

Accessed via timber carriage doors providing space internally for storage of a vehicle or other items. Windows to the side.

THE APPROACH

Laid mainly to hard standing for driveway parking and a set of timber double gates offer privacy at the head of the driveway.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West towards Christchurch going straight over at the Hoburne Roundabout. At the next roundabout take the first exit onto Somerford Road. Continue along here past the shops and just before you come to the Purewell roundabout take the left hand turn into Stroud Park Avenue where the property will be found on the right 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 D64



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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