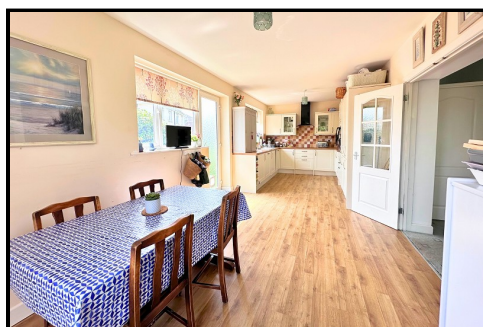




2 Southwood Avenue, Walkford, Dorset. BH23 5RN

£525,000



Ross Nicholas & Company Limited
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Dorset, BH23 5EY
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A well presented four bedroom detached chalet bungalow having been renovated in recent years including being re-wired and re-plumbed and having double glazing throughout resulting in a 'C' Energy rating. The property is situated on a desirable corner plot with gardens to three sides and is around 15 minutes walk of the local beaches and main shopping facilities at Highcliffe. The property is further complimented by off road parking and a one and half car width garage and is also situated within Highcliffe School Catchment Area.



COVERED ENTRANCE CANOPY

Courtesy wall light point, composite opaque double glazed door with matching side screen leads into the:

ENTRANCE PORCH

Offering coat and shoe storage and a glazed door through to the:

ENTRANCE HALLWAY

High level consumer unit, cupboard housing the Gas meter, wall mounted panelled radiator, ceiling light point, door to the:

SITTING ROOM (16' 9" X 11' 2") OR (5.11M X 3.40M)

A delightful reception room with large UPVC double glazed bow window to the side aspect facing South East and overlooking the private garden area, numerous double power points, television point, two ceiling light points, wall mounted double panelled radiator, under stairs storage cupboard. Glazed double doors then lead to the:



KITCHEN/DINING ROOM (25' 4" X 10' 1") OR (7.72M X 3.08M)

Refitted in recent years with a modern range of Cream fronted cupboard and drawer units with areas of oiled wood Butcher's Block style work surfaces, fitted carousel corner unit, good sized and useful roller pantry along with a good range of further cupboard units including a bin and recycling store. Integrated fridge/freezer, washing machine and full size dishwasher along with a four ring ceramic hob with curved glazed extractor unit over and eye level fan assisted double oven adjacent. Inset one and a half bowl composite sink unit with drainer adjacent and mixer tap over, part tiled walls and tiled splash back. Two ceiling light points and under cupboard lighting, television point, underfloor heating, oak effect laminate wood flooring, UPVC double glazed windows to the rear along with an opaque double glazed door to the rear and set of double glazed double doors leading to the main garden area.



BEDROOM 2 (12' 11" X 11' 0") OR (3.94M X 3.35M)

A large double room with double glazed bow window and fitted double wardrobe with mirror fronted sliding doors housing hanging space and shelving. Wall mounted panelled radiator, ceiling light point, television point.



BEDROOM 3 (11' 3" X 11' 3") OR (3.42M X 3.42M)

UPVC double glazed window to the front with further stained glass window to the side, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, television point.

BEDROOM 4 (8' 0" X 10' 0") OR (2.43M X 3.06M)

UPVC double glazed window to the side of the property and offering flexible accommodation providing space for a home office or small double bedroom. Floor mounted Potterton Kingfisher Gas fired boiler, open display shelving, power points, television point, ceiling light point, ample space for fitted or freestanding bedroom or home office furniture.



SHOWER ROOM

Fitted with a modern suite comprising walk-in shower cubicle with Triton fittings, inset wash hand basin and hidden cistern style low level flush WC, UPVC opaque double glazed window to side, wall mounted panelled radiator, vinyl floor, part tiled walls, concertina door housing the airing cupboard.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

UPVC double glazed window on the stairwell, ceiling light point. Doors to both First Floor rooms.

BEDROOM 1 (11' 9" MAX X 13' 9" MAX) OR (3.59M MAX X 4.20M MAX)

A wonderfully bright triple aspect room with two Velux rooflights with fitted blinds and a UPVC double glazed dormer window to the rear, wall mounted panelled radiator, fitted cupboard, ample space for fitted or freestanding bedroom furniture, ceiling light point television point.

BATHROOM

Fitted with a three piece suite comprising corner bath with mixer tap and personal hand shower attachment, inset wash hand basin with vanity unit beneath and low level flush WC. UPVC opaque double glazed window to side, ceiling light point, wall mounted panelled radiator.

OUTSIDE

The gardens to the property are situated to all three sides with the main garden area running the length of the property and facing South East benefitting from a sizeable area of attractive block paving and running to the rear of the property with a further paved patio area and a small enclosed area of lawn with shrub and plant borders. The majority of the garden is secluded by high hedging along with fencing to the rear and pedestrian access gates to the front and rear of the garden.

GARAGE & PARKING (18' 4" X 12' 6") OR (5.60M X 3.80M)

Accessed from the rear garden via timber gate and giving way to the off road parking bays which are attractively laid to block paving and leading to the garage which benefits from an electrically and remotely operated roller door providing ample storage at two levels with a UPVC double glazed pedestrian access to the rear.



THE APPROACH

Well maintained with shrub and plant borders and a pathway to the front door.

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. Turn immediately right into Southwood Avenue where the property will be found on the corner.

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

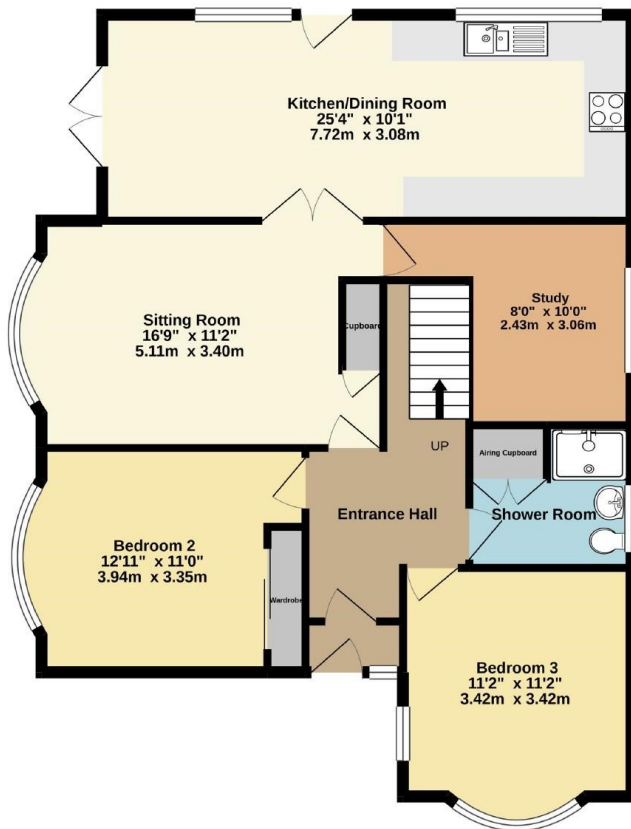
The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is C69



GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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