



**8 Walkford Way, Walkford, Dorset. BH23 5LR**

**£563,500**



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





## 8 Walkford Way, Walkford, Dorset. BH23 5LR

**£563,500**

This charming bungalow with Three well-appointed bedrooms ensure ample space for family life or hosting guests, complemented by a convenient shower room. The heart of the home features a cosy kitchen/breakfast room, perfect for morning gatherings, while two reception rooms offer versatility for relaxation or entertaining. Delight in the additional sun room, providing a serene space to unwind with views of the expansive garden, complete with its own vegetable plot for those with a green thumb. Outside, the large garden invites endless outdoor enjoyment and gardening pursuits, while the beach, local shops, and schools are merely a stroll away, ensuring convenience and leisure are always at hand. With parking for several vehicles and a garage, this residence is as practical as it is enchanting. Welcome to a life of comfort and ease, where every day feels like a holiday.



## RECESSED ENTRANCE PORCH

Quarry tiled step and courtesy wall light point, UPVC part opaque double glazed entrance door leading into the:

## SPACIOUS ENTRANCE HALLWAY (13' 8" MAX X 11' 0") OR (4.16M MAX X 3.36M)

Narrowing in part to 2.38m. A wonderfully bright and spacious reception with louvre fronted double storage cupboard housing hanging rail and shelving above. Further louvre fronted door with slatted linen shelving. Ceiling light point, wall mounted thermostatic control for central heating system. Access into roof space via hatch.

## KITCHEN/BREAKFAST ROOM (14' 1" MAX X 12' 0") OR (4.30M MAX X 3.66M)

Narrowing to 3.61m. Well appointed with a good range of white matte handleless cupboard and drawer units with areas of laminate roll top work surface over, inset five burner Gas hob with fan assisted oven beneath and filter extractor canopy over. Space for tall standing fridge/freezer, washing machine, dishwasher and further under counter appliance. Large UPVC double glazed window to rear overlooking the garden and a further UPVC opaque double glazed door leading outside. Inset LED ceiling spotlights, part tiled walls, tiled splash back. Inset one and half bowl stainless steel sink unit with drainer adjacent and mixer tap over.

## DINING ROOM (14' 4" X 14' 1") OR (4.37M X 4.30M)

A wonderfully bright and welcoming dining room with UPVC double glazed window to the side, focal point Gas fireplace set into a stone surround with matching hearth and mantel. Serving hatch to Kitchen, wall mounted panelled radiator, ceiling and wall light points, open archway through to the:

## LIVING ROOM (13' 4" X 14' 4") OR (4.07M X 4.36M)

A bright dual aspect room with UPVC double glazed window overlooking the rear garden and a set of UPVC double glazed sliding doors leading outside. Ceiling light point, wall mounted double panelled radiator, power points, television point.

## BEDROOM 1 (13' 0" X 10' 0") OR (3.96M X 3.06M)

A lovely dual aspect room with bow fronted double glazed window to the front and two small opaque double glazed windows to the side. Ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator.

## BEDROOM 2 (14' 1" X 10' 7") OR (4.28M X 3.22M)

A lovely bright dual aspect room with bow fronted double glazed window to the front and two small opaque double glazed windows to the side. Ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, television point.

## BEDROOM 3 (10' 6" X 10' 6") OR (3.21M X 3.20M)

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

## SHOWER ROOM

Having been refitted in recent times with a modern suite including walk-in shower cubicle with pre-entry Aqualisa controls, inset wash hand basin and hidden cistern style low level flush WC with vanity unit adjacent. UPVC opaque double glazed windows to the side, inset LED ceiling spotlights, chrome ladder style towel radiator, aqua panel walls with tiled floor.

## OUTSIDE

The rear garden is a simply wonderful feature of the property enjoying privacy and seclusion in an approximate South facing aspect. Laid mainly to lawn with a brick paviour patio area adjacent to the property with deep, mature, shrub and plant borders and raised beds at the end forming vegetable planters. Adjoining the garden is the garage which has a sunroom attached to it and at the rear of the garage there is also a Greenhouse.

## SUN ROOM (14' 1" X 7' 5") OR (4.28M X 2.27M)

of UPVC double glazed construction under a triple-ply poly-carbonate roof with windows overlooking the garden and facing approximately South West.

## THE APPROACH & GARAGE

Laid to well maintained and attractive block paving with a low maintenance front garden and driveway parking for several vehicles. At the head of the driveway there is also the garage which has a metal up and over door, power and light and a pedestrian access into the sunroom.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed East along Lymington Road. At the roundabout take the first exit onto Ringwood Road and follow along for about a third of a mile take the left hand turn into Walkford Way where the property will be found on the left hand side and 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

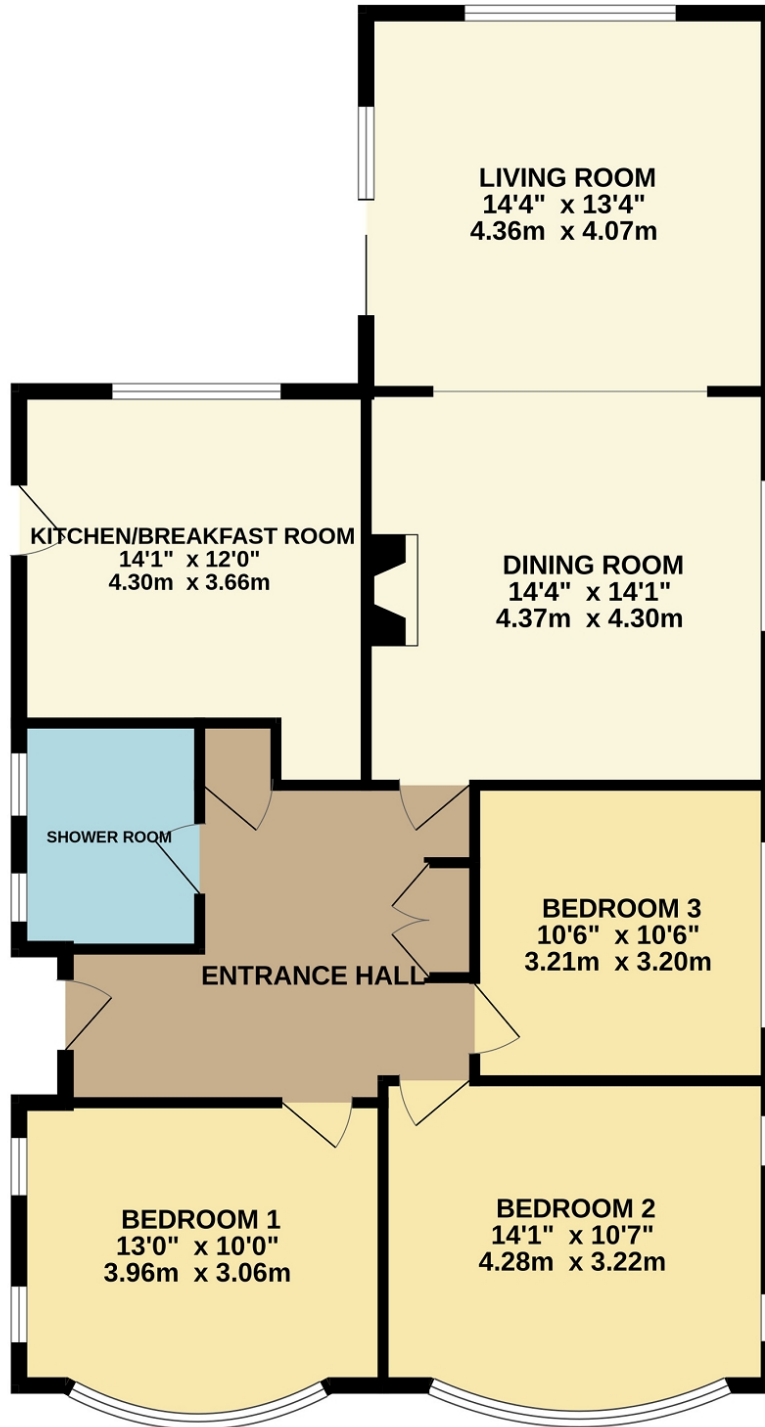
The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is TBC



GROUND FLOOR  
1148 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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highcliffe@rossnicholas.co.uk