

1A Tresillian Way, Walkford, Christchurch, BH23 5QP

Asking Price **£530,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'Located in a cul-de-sac, a modern four bedroom house...'

LOCATED IN A QUIET RESIDENTIAL LOCATION IS THIS MODERN FOUR BEDROOM HOUSE WITH LOTS OF PARKING. THE ACCOMMODATION INCLUDES AN EN-SUITE TO THE MASTER BEDROOM, A GROUND FLOOR ROOM THAT CURRENTLY ACTS A PLAYROOM, AND A DOWNSTAIRS WC. IT HAS A 15FT X 7FT MULTI-PURPOSE OUTBUILDING WITH POWER AND LIGHT.

The large kitchen dining room has a range of modern eye and base level units including a centre island, all with oak work tops. Integrated appliances include fridge freezer, double oven and gas hob with extractor hood, and a tiled splash back, washing machine and dishwasher, with the tumble dryer located in a utility cupboard. There is space for a large dining table. Door leads to a downstairs cloakroom.

The living room has a contemporary electric fire, and patio doors into the garden. A door leads into a further room that could act as an office, playroom, or an occasional fifth bedroom if ever required.

On the first floor landing there is access to the loft and a storage cupboard. There are four bedrooms, three of which are double rooms, one has a wall of fitted wardrobes. The master bedroom has an en-suite comprising a shower cubicle, WC and wash hand basin.

The main bathroom comprises a bath with shower screen and wall mounted shower, WC, and wash hand basin. It has a heated towel rail, an obscured glazed window, tiled floor, and partly tiled walls.

Outside

The brick paved driveway provides off road parking for several vehicles. Side access to the rear garden, and to a very useful, large multi-purpose outbuilding with power, light, and doors on either end.

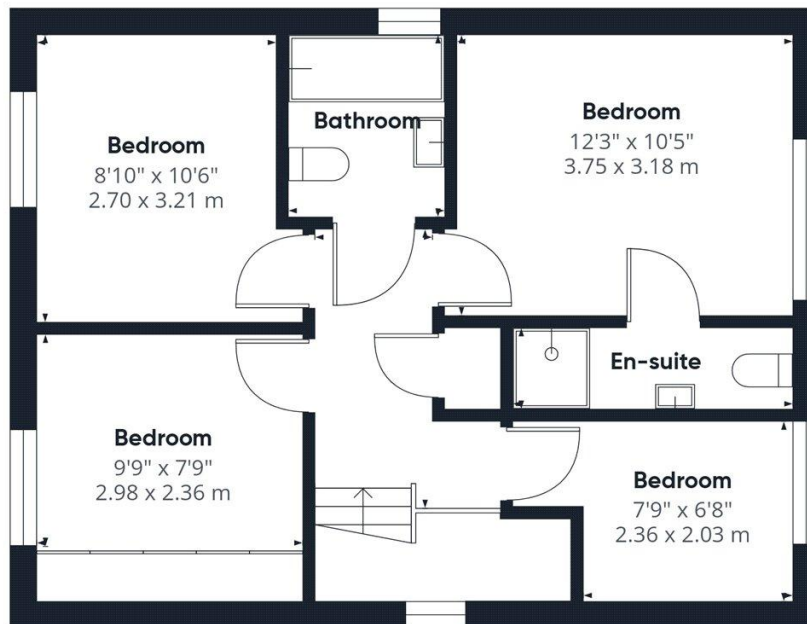
The rear garden has an area of raised composite decking with the remainder laid to artificial turf for ease of maintenance. It is bound by fence panels. Outside water tap.

Council tax band E.



KEY POINTS

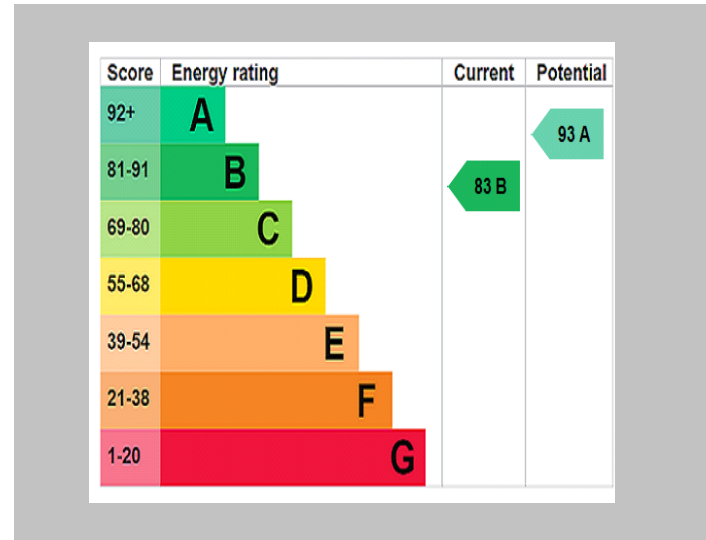
- Modern four/five bedroom house built in 2017
- 15ft x 7ft multipurpose outbuilding with power and light
- In catchment for local schools and a short distance from woodland walks, and the beach
- En-suite shower room to master
- Off road parking for several vehicles
- Low maintenance rear garden



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
01425 277773 | info@sladeshighcliffe.co.uk
Website www.sladeshomes.co.uk

