6 Walcott Avenue, Christchurch, Dorset, BH23 2NG

Asking Price £700,000

4
Bedrooms

2
Living

3
Bathroom/Ensuite

Parking

EST 1992

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An Excellent Detached Property in Christchurch

THIS BRAND NEW FOUR BEDROOM DETACHED HOUSE IS SITUATED ON A POPULAR SIDE ROAD WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY OFFERS AN IMPRESSIVE SPECIFICATION AS WELL AS OFF ROAD PARKING

The property is situated within 1.5 miles of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is also close at hand as well as a number of local neighbourhood shops and bus services. This house is also situated within the Twynham School Catchment Area.

The house has been designed with efficiency in mind. There is an EV charging point, solar panels, an air source heat pump and underfloor heating on the ground floor.

The front door leads into the entrance hall. There is a useful storage cupboard as well as a ground floor shower room. There is a lounge to the front of the property which could easily be used as a study or fifth bedroom if required. To the rear of the property is a generous open plan kitchen/living area with bi fold doors to the rear garden. The kitchen features a range of attractive base and eye level units with some integral appliances and an island. There is a large storage cupboard and a separate utility room.

Stairs from the entrance hall lead to the first floor landing. There are four double bedrooms with large windows. Bedroom one has an ensuite shower room. There is also a separate family bathroom.

To the front of the property a driveway provides off road parking. There is gated access to both sides of the property. The rear garden features sections of lawn and patio.

Agents note: Please note that some of the photos within these particulars have been virtually staged.

TENURE: FREEHOLD

KEY POINTS

- BRAND NEW HOUSE
- FOUR DOUBLE BEDROOMS
- TWYNHAM CATCHMENT
- EXCELLENT SPECIFICATION
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION

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.

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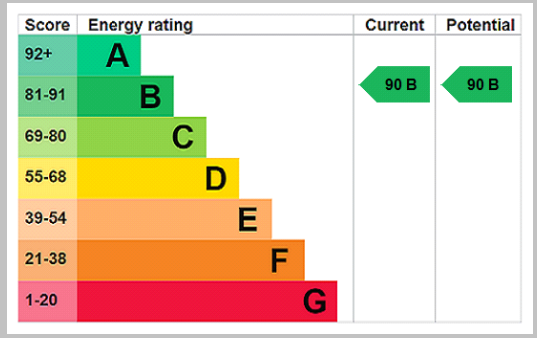

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