

10 Hurst Close, Walkford, Christchurch, Dorset,
BH23 5QU

Guide Price **£375,000**



4

Bedrooms



1

Living



2

Bathroom



Y

Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'3/4 bed house, extended and renovated, with a sunny garden...'

THREE/FOUR BEDROOM HOUSE, EXTENDED AND RENOVATED, WITH A SUNNY WEST FACING GARDEN AND OFF STREET PARKING FOR SEVERAL VEHICLES. GROUND FLOOR BEDROOM IF REQUIRED, OR AN OFFICE IF PREFERRED, ALONG WITH A GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM. THE THREE 1ST FLOOR BEDROOMS ARE DOUBLE ROOMS.

Spacious entrance hall with wood effect hard floors that continue throughout the ground floor.

The lounge diner runs front to back with French doors into the garden at one end. Built in media wall and a door into the ground floor bedroom/office, which can also be accessed via a door from the entrance hall. If used as a permanent bedroom, the door into the lounge diner could be removed and the wall re-instated.

Stylish kitchen comprising a range of eye and base level units with plenty of cupboards and drawers. Integrated full size dishwasher and space for an 'Argar' style

cooker and an American fridge freezer. Door into the sunroom which acts as a useful utility area.

The ground floor shower room is tiled with a shower cubicle, a WC, and a wash hand basin with vanity cupboard.

On the first floor are three double bedrooms and the family bathroom which comprises a bath with electric shower over, wash hand basin, a WC. and has an obscured glazed window.

Outside

The driveway provides off street parking for several vehicles.

The rear garden has a westerly aspect so enjoys lots of sun.

Council tax band C.



KEY POINTS

- Extended & extensively updated
- Three first floor double beds
- Ground floor bedroom/office
- Two bath/shower rooms
- Sunny west facing rear garden
- Parking for several vehicles
- Short distance to the beach and woodland walks, and close to bus stops
- In catchment for local junior and comprehensive schools



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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