



7 May Gardens, Walkford, Dorset. BH23 5PW

£450,000



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





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Constructed around 25 years ago by local, highly regarded builders Pennyfarthing is this immaculately presented two double bedroom, two bathroom detached bungalow. Situated in a quiet cul-de-sac location of just 9 properties and being within easy walking distance of the local shops and only around a mile from the main High Street and beaches, this property must be viewed to fully appreciate the size and quality of the accommodation on offer.



COVERED ENTRANCE

Ceiling light point, gentle slope leading to the composite and part opaque double glazed entrance door in turn leading into the:

ENTRANCE HALL

A spacious and welcoming reception area with two ceiling light points, alarm control panel, large storage cupboard with shelving and additional Airing Cupboard with Megaflor pressurised hot water cylinder with back up immersion heater and slatted linen shelving. Double power point, telephone point, doors to all principal rooms.

KITCHEN/BREAKFAST ROOM

Refitted with an impressive range of handleless white high gloss fronted cupboard and drawer units all with soft close fittings with areas of slate effect laminate roll top work surface over. Inset composite one and half bowl sink unit with drainer adjacent and swan neck mixer tap over. Inset four burner NEFF gas hob with contemporary extractor over with lighting and eye level fan assisted double oven adjacent. Integrated Bosch slimline dishwasher. Space and plumbing for washing machine and tall standing fridge/freezer. Tiled flooring, aqua panel splash back. UPVC double glazed window to front aspect, ceiling strip light point, under cupboard spot lighting and further ceiling light point. Door to integral garage. Breakfast bar area with space for one/two people with additional cupboard and work surface. Wall mounted panelled radiator. Multi-paned door leads to the:

L-SHAPED LIVING/DINING ROOM

A super sized reception room with UPVC double glazed window overlooking the rear garden and a set of double glazed double doors leading to the Conservatory. Numerous double power points, wall mounted double and single panelled radiator. Focal point fireplace with space for electric fire set onto a marble style hearth with matching surround and pre-cast mantel over. Wall and ceiling light points. Television point and telephone point.

CONSERVATORY

Of UPVC double glazed construction on a brick built base with UPVC double glazed windows and a double glazed roof over. Double doors to the rear garden. Power point and wall light point. Fitted window and roof blinds.

BEDROOM ONE

UPVC double glazed window to rear, built-in double wardrobes with hanging space and shelving. Ceiling light point, wall mounted panelled radiator, double power points. Door to:

EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite comprising walk-in enclosed double width shower cubicle with sliding glazed door and chrome Grohe fittings, low level flush WC and pedestal wash hand basin. Graphite ladder style towel radiator, ceiling light point, wall mounted mirror with LED back lighting. Part tiled wall, Vinyl floor and Aqua Board shower surround and enclosure.

BEDROOM TWO

Situated to the front of the property with ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, double power points.

BATHROOM

Fitted with a modern three piece suite comprising panel enclosed bath, low level flush WC and inset wash basin with vanity unit beneath. UPVC opaque double glazed window to side, ceiling light point, graphite wall mounted ladder style towel radiator, Vinyl floor and part tiled wall.

OUTSIDE

The rear garden is a wonderful feature enjoying a huge amount of privacy and seclusion yet facing South West. The majority of the garden is laid to lawn with ample space for a storage shed and summer house and bordered by mature hedging and timber fencing. To the side of the property is a gated pedestrian access in turn leading to:

THE APPROACH

Laid to lawn with a pathway to the front door and low level shrub borders. There is an off road driveway parking space in turn leading to the:

INTEGRAL GARAGE

Electrically operated up and over door with power and lighting, wall mounted electric consumer unit and meter. Ample space for additional utilities if desired.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction towards New Milton. At the roundabout take the first exit onto Ringwood Road and continue for around 2 mile taking the right hand turning into Glenville Road opposite the local shops. On the right hand side you will find May Gardens where the property will be found on the right hand side.

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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



TENURE

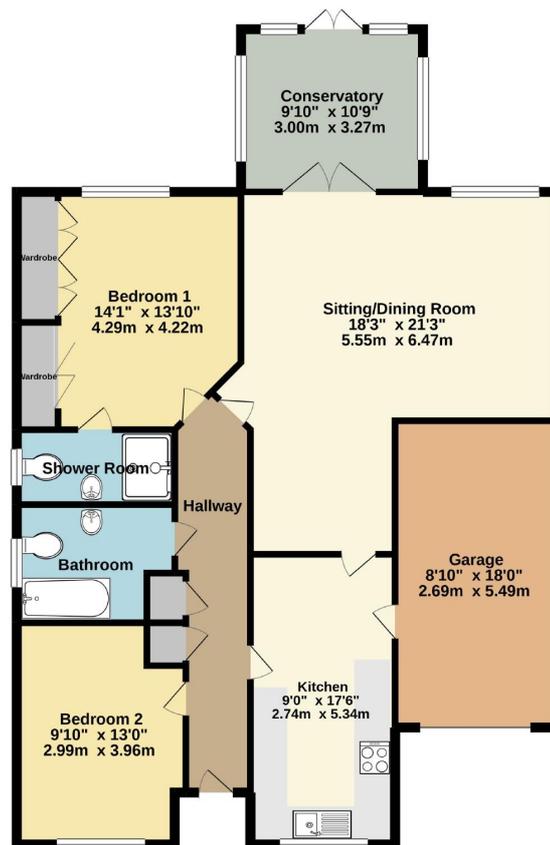
The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is



GROUND FLOOR



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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