

Slades

A BEAUTIFULLY PRESENTED 3 DOUBLE BEDROOM HOUSE SET OVER 3 FLOORS... HIGHCLIFFE SCHOOLS CATCHMENT... LARGE OPEN PLAN LOUNGE DINER... MODERN FULLY INTEGRATED KITCHEN... A GATED DRIVEWAY LEADS TO FURTHER PARKING AND EXTRA WIDE GARAGE... LANDSCAPED GARDENS... MUST BE VIEWED TO FULLY APPRECIATE...

**28 Glenville Road,
Walkford, Christchurch, Dorset BH23 5PY**



PRICE: £350,000

Viewing: By appointment only via Slades Estate Agents.
365 Lymington Road, Christchurch, Dorset, BH23 5EY
Tel: **(01425) 277773** or email: enquiries@sladeshighcliffe.co.uk

Directional Note: From the centre of Highcliffe, continue eastward along Lymington Road, passing through the traffic lights and taking the first exit from the roundabout into Ringwood Road. Continue to the shops at Walkford, turning right into Glenville Road, where the property will be found on the left.

Oyster Cottage can be found nestled in the Dorset coastal village of Walkford. Built circa 1870, this property benefits from an original Victorian feel, plus a very well considered complete professional renovation in 2014, to the current owner's specification. Ideal as your home, an investment property (in today's market £1100 pcm is thought achievable) or as a holiday home/let in this very popular area close to the sea.

Nearby historic Christchurch, with its 11th Century Priory, offers more restaurants, shops and a picturesque quay.

A white painted wooden front gate and gravelled pathway leads to the storm porch, with a chequered black & white ceramic tiling to the floor, lighting and UPVC front door to the hallway. From here, the stairs lead to the first floor.

The sitting/dining room has white UPVC sash windows with Plantation shutters to the front and white UPVC double glazed French doors to the rear. This room features 2 fireplaces with wooden mantels, tiled hearths, one with log burner. 2 column radiators. Ceiling lights.

The kitchen has a range of eye and base level units housing integrated fridge, dishwasher, washing machine, tumble dryer and freezer. Larder cupboard. Set of soft-close drawers. Solid wood butchers block work surfaces. White ceramic 1.5 sink and drainer with stainless steel tap. Water softener. Rangemaster stove with 5 gas hobs and 3 electric ovens. Column radiator. White double glazed UPVC windows to side. White double glazed UPVC door to rear. Vinyl flooring. Downlighters. Wall mounted Worcester combination boiler.

The downstairs cloakroom has a white UPVC opaque window to rear. White ladder style heated towel rail. White suite comprising WC, wash hand basin with cupboard below and mixer tap. Vinyl flooring. Downlighters. Ceiling mounted extractor fan.

Stairs lead to the first floor, with an understairs storage cupboard and doors lead to accommodation.

Bedroom 1 has a white UPVC double glazed sash window with Plantation blinds to the front. 2 double built-in wardrobes. Column radiator.

Bedroom 3 has a white UPVC double glazed window to rear with Plantation shutters, ceiling light.

The bathroom has a white UPVC double glazed window to side with Plantation shutters. Claw footed roll top bath with tap/shower unit over. Ceramic wash hand basin with storage cupboard beneath. WC. Stainless steel towel rail/radiator. Black & white chequered vinyl flooring. Extractor fan.

Staircase leading to the second floor, giving access to the 2nd bedroom. Built-in wardrobes. Velux windows to front with fitted blackout blinds. Eaves storage. Range of built-in shelving. Radiator. Ceiling lights.

Outside, a gravelled driveway leads to white double gates. Car port with lights. Outside tap. Panelled fencing. Apple, pear and peach trees.

There is a new garage, which is double skinned and insulated with power and lighting. Electric door to front. UPVC double glazed door and window to side and further UPVC double glazed rear aspect window.

The rear garden is laid mainly to lawn with flower/shrub borders. There are 2 patio areas. Outside power points and lighting. There is a summer house with power and light, double doors to front and windows to front and side. Partially insulated.

SITTING/DINING ROOM: 22'1" x 15'13"
KITCHEN: 19'4" x 8' narrowing to 5'3"
BEDROOM 1: 13'8" x 11'9" max
BEDROOM 3: 10' x 9'
BATHROOM: 7'6" x 6'2"
BEDROOM 2: 14'1" x 12'1"
GARAGE: 16'7" x 11'8"



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	