



31 Glenville Close, Walkford, Dorset. BH23 5PU

£500,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
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A spacious and very well presented 3/4 bedroom detached chalet residence located in a popular residential cul-de-sac within a short walk of the local shopping parade. Features of the property include Entrance Hall, Lounge/Dining Room, Dining Room/Bedroom Four, Kitchen, Master Bedroom with En-Suite Shower Room, Main Bathroom, gardens, driveway and garage.



ENTRANCE HALL

Accessed via front door, staircase to first floor landing, smooth finished ceiling, recessed lighting, panelled radiator, under stairs storage cupboard.

CLOAKROOM (6' 5" X 2' 11") OR (1.96M X 0.90M)

Obscure UPVC window to side, smooth finished ceiling, ceiling light, low level WC, wash hand basin with monobloc mixer tap and storage cupboard beneath, panelled radiator.

BEDROOM 4

Currently used as a Guest Room but equally suitable as a Ground Floor Bedroom. Aspect to the front elevation, smooth finished ceiling, recessed lighting, panelled radiator, power points.

SITTING ROOM/DINING ROOM (20' 1" X 11' 10") OR (6.12M X 3.60M)

Aspect to the rear elevation, smooth finished ceiling, recessed lighting, two panelled radiators, power points, TV connection for wall hung TV. Double glazed bi-fold doors providing both views and access onto rear garden.

KITCHEN (10' 4" X 8' 9") OR (3.14M X 2.66M)

Aspect to the front and side elevations. Smooth finished ceiling, recessed lighting, single bowl, single drainer composite sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Fitted stainless steel double oven, integrated fridge and freezer, dishwasher and washing machine. Eye level storage cupboards, part tiled wall surrounds, four ring Neff gas hob with stainless steel extractor fan over, part tiled wall surrounds.

FIRST FLOOR LANDING (13' 1" X 6' 0") OR (3.99M X 1.84M)

Aspect to the side elevation through double glazed Velux window. Hatch to loft area, smooth finished ceiling, recessed lighting.

BEDROOM 1 (15' 10" X 11' 11") OR (4.82M X 3.62M)

Aspect to the rear elevation overlooking rear garden. Smooth finished ceiling, recessed lighting, panelled radiator, power points, TV connections for wall hung TV.

EN-SUITE SHOWER ROOM (6' 5" X 6' 7") OR (1.96M X 2.00M)

Smooth finished ceiling, recessed lighting, extractor fan, low level WC, wash hand basin with monobloc mixer tap with storage beneath, mirror and light over. Panelled radiator, part tiled wall surrounds, recessed shower cubicle with electric shower and glazed door.

BEDROOM 2 (7' 10" X 10' 6") OR (2.40M X 3.20M)

Aspect to the front elevation, smooth finished ceiling, ceiling light, panelled radiator, power points, eaves storage.

BEDROOM 3 (10' 5" X 7' 9") OR (3.17M X 2.36M)

Aspect to the front elevation. Smooth finished ceiling, ceiling light, panelled radiator, power points.

BATHROOM (6' 10" X 6' 5") OR (2.08M X 1.96M)

Obscure window to side. Smooth finished ceiling, ceiling light, panelled bath unit with central monobloc mixer tap. Part tiled wall surrounds, low level WC with concealed cistern, wash hand basin with monobloc mixer tap and storage beneath, heated towel rail, linen cupboard with slatted shelving.

OUTSIDE

The front garden is mostly laid to lawn and a driveway provides parking for approximately four cars and access to the garage. Outside light and water tap.

GARAGE

Up and over door, power and light.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with central steps leading to the area of lawn. Selection of shrub and flower beds and the garden is bounded by close boarded fencing. Outside light.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

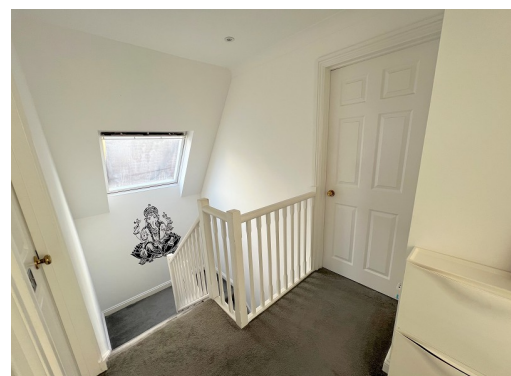
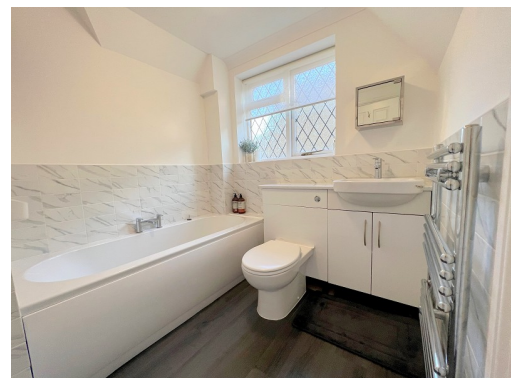
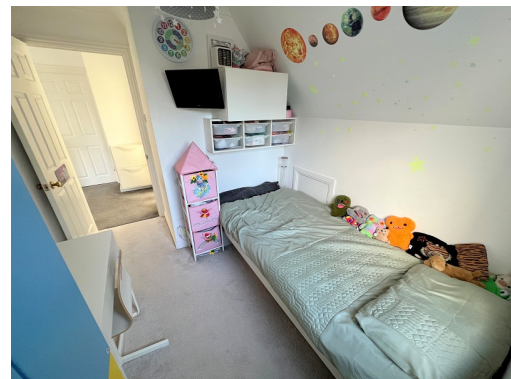
From our Office in Old Milton Road continue down the road taking the second turning right into Gore Road, proceed until reaching the junction with Ringwood Road and turn right and proceed until reaching Glenville Road on the right then first left into Glenville Close.

PLEASE NOTE

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.

TENURE

The resale tenure for this property is Freehold



COUNCIL TAX

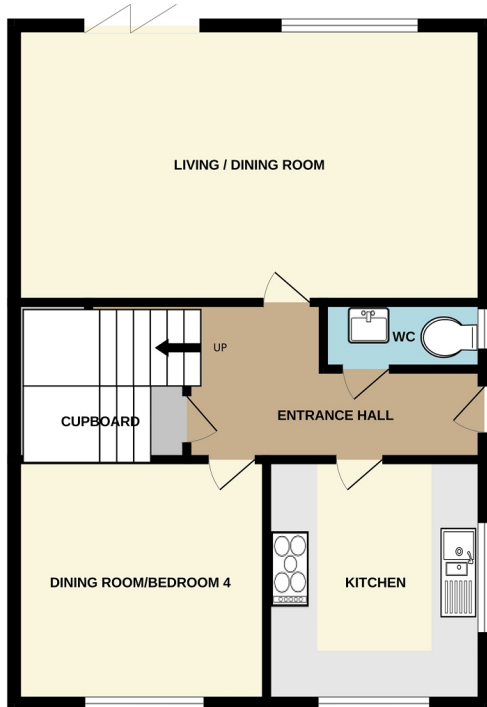
The council tax for this property is band E

EPC RATING

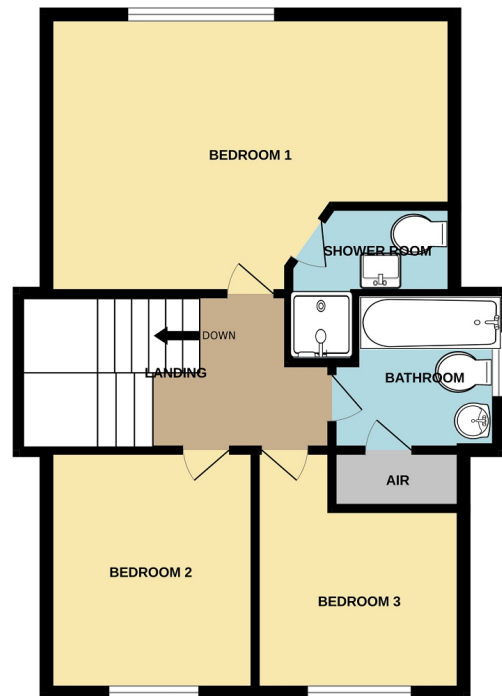
The EPC rating for this property is D 65



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.