



54 Plantation Drive, Walkford, Dorset. BH23 5SQ

£315,000



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





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£315,000

A three bedroom mid terraced townhouse situated in a popular residential location within the coveted Highcliffe School Catchment. The property further benefits from a South Easterly rear garden as well as a fully soundproofed home office in the rear garden. No forward chain.



COVERED ENTRANCE CANOPY

Ceiling light point with sensor, cupboard housing meter, UPVC opaque double glazed door leads into the:

ENTRANCE HALLWAY

Ceiling light point, wall mounted panelled radiator, wood flooring. Utility cupboard with space and plumbing for washing machine and tumble dryer, large recess suitable for tall standing fridge/freezer and further under stairs storage cupboard and additional shelved storage cupboard opposite.

GROUND FLOOR CLOAKROOM

Fitted with a modern white suite comprising hidden cistern style low level flush WC and wash hand basin with vanity unit beneath and waterfall mixer tap, UPVC opaque double glazed window to front.

LIVING ROOM (13' 6" X 11' 5") OR (4.12M X 3.47M)

Large UPVC double glazed window to front, ceiling light point, wall mounted double panelled radiator, power points, some with USB points, television point, wood flooring.

KITCHEN (8' 5" X 8' 5") OR (2.57M X 2.57M)

Fitted with a range of base and wall mounted units with areas of laminate work surface over. Inset stainless steel sink unit with drainer adjacent. Stoves five burner range hob and electric oven beneath, filter extractor canopy over, space and plumbing for dishwasher, further island style unit with cupboards and drawers and breakfast bar style seating space for two/three people. UPVC double glazed window overlooking the rear garden. Open archway through to the:

DINING ROOM (12' 8" X 8' 10") OR (3.87M X 2.69M)

Continuation of the wood flooring, UPVC double glazed door leading onto the rear garden with window adjacent, power points, ceiling light point, wall mounted double panelled radiator.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

From the entrance hallway stairs rise to the:

FIRST FLOOR LANDING

Large airing cupboard housing the Gas fired combination boiler with some low level slatted linen shelving, additional cupboard over the stairwell with hanging rail. Access to the roof space via hatch.

BEDROOM 1 (13' 9" X 9' 9") OR (4.20M X 2.98M)

4.20 x 2.98

UPVC double glazed window to front, recess for wardrobes, ceiling light point, power points, wall mounted panelled radiator, television point.

BEDROOM 2 (13' 0" X 10' 10") OR (3.97M X 3.30M)

UPVC double glazed window to rear, recess for wardrobes, ceiling light point, power points, wall mounted panelled radiator, television point.

BEDROOM 3 (7' 9" X 8' 8") OR (2.35M X 2.63M)

UPVC double glazed window to front, ceiling light point, wall mounted panelled radiator, power points.

FAMILY BATHROOM

Refitted in recent times in a modern style with P-shaped panel enclosed bath with waterfall mixer tap over and independent shower fittings over with rainforest shower head and personal hand shower attachment and shaped glazed screen adjacent, inset wash hand basin with vanity unit beneath and hidden cistern style WC. UPVC opaque double glazed window to rear, ceiling light point. Part tiled walls and tiled floor.

OUTSIDE

The rear garden has been hard landscaped for easy maintenance laid mainly to washed pea gravel and facing South East with stepping stones leading to the rear of the garden to the Home Office. This is a purpose built building, insulated and soundproofed and has its own electric supply and telephone/Internet capabilities. To the right hand rear boundary of the garden there is a gated pedestrian access which in turn leads to the:

COMMUNAL PARKING

Ample residents parking on a first come first served basis.

DIRECTIONAL NOTE

From our office in Highcliffe proceed eastwards towards New Milton. At the first roundabout take the first exit into Ringwood road and proceed past the parade of shops on your left until you reach Marlpit Drive on your right. Turn into Marlpit Drive and Plantation Drive is on your right and the property is numbered and found set back from the road on your right hand side.

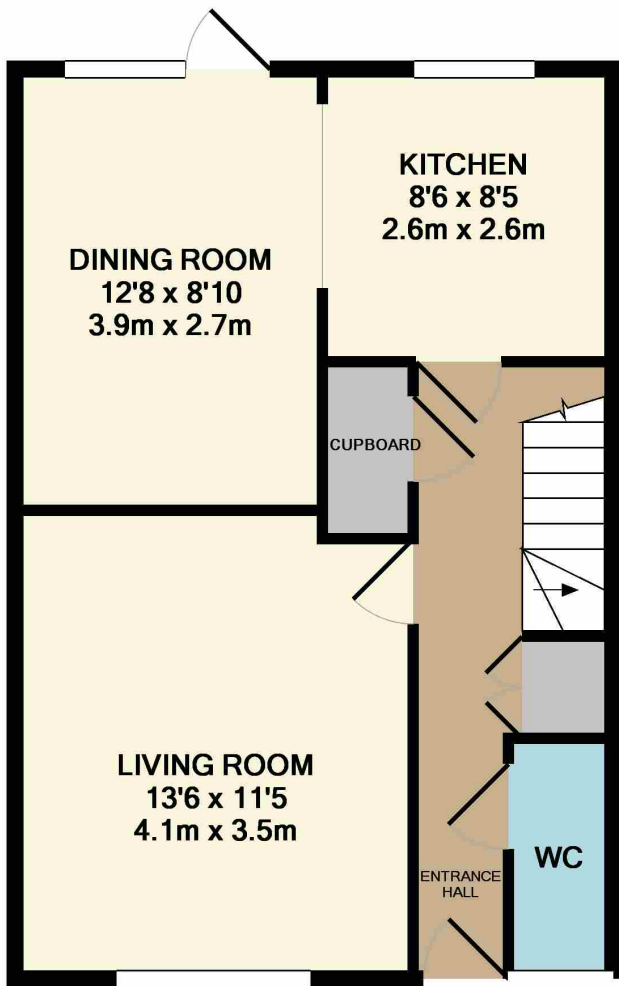
PLEASE NOTE..

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.

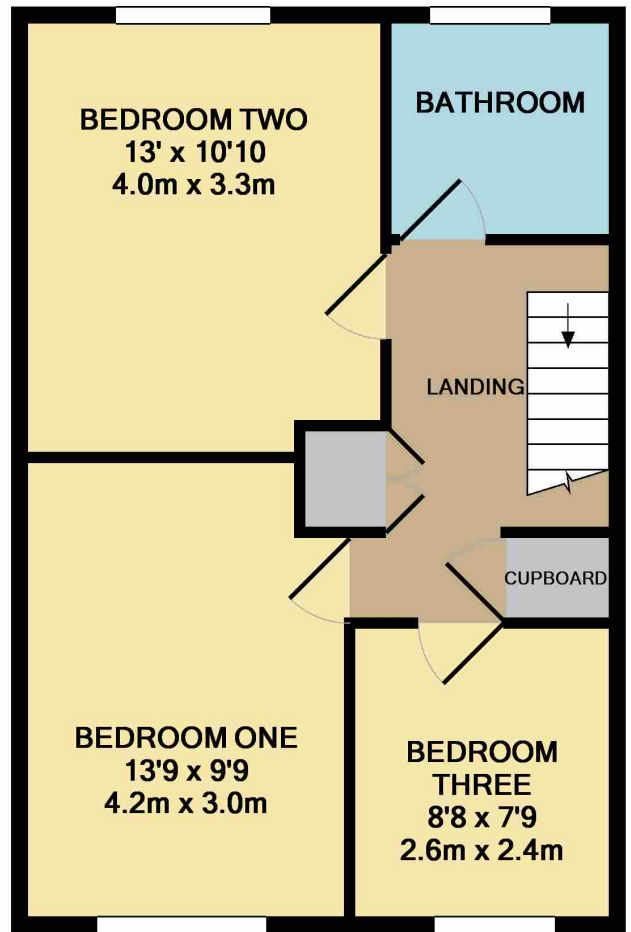
EPC RATING

The EPC rating for this property is





GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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