



Connells

2 @ No 6 Walcott Avenue
Christchurch



Property Description

Welcome to Two @ No.6 Walcott Avenue, a bespoke collection of just two contemporary family homes set in the highly sought-after area of Christchurch, Dorset. Designed with modern living in mind, each property combines refined elegance, spacious interiors, and exceptional energy efficiency.

A thoughtfully designed three-bedroom detached house featuring spacious open-plan living, two reception rooms, two bathrooms, and an additional WC. The specification has been carefully curated to blend modern luxury with practical family living.

The ground floor boasts a stunning open-plan kitchen/diner with a feature island, mood and accent lighting, and full appliance package included. A separate lounge provides a cosy retreat, while underfloor heating throughout the ground floor ensures year-round comfort.

Upstairs, the principal bedroom enjoys a stylish en-suite, both principal and bed 2 enjoy high ceilings and full height windows which flood the space with natural light. All bedrooms are well-proportioned and designed to accept fitted furniture. The contemporary family bathroom benefits from bespoke touch-lit mirrors and accent lighting.

Externally, the property offers driveway parking finished in permeable grey slate block paving, alongside a beautifully landscaped rear garden with porcelain-tiled patio and lawn - perfect for entertaining and family life.

With its high attention to detail and premium finishes, early viewing is strongly recommended.

Specification Highlights

- o Kitchen: Designer kitchen with centre island, appliances included, feature over-counter lighting
- o Bathrooms: Contemporary suites, bespoke mirrors, accent lighting and wall and ceiling tiling
- o Flooring: Deep-pile carpets to bedrooms and lounge & wood-effect hard LVT flooring included throughout the kitchen/diner and WC
- o Heating: Underfloor heating to ground floor, with renewable energy provision from the air source heat pump and PV solar system
- o Exterior: Porcelain patio, landscaped garden, grey permeable block paved driveway for two cars and EV charging point.

Location

Situated on the desirable Walcott Avenue (BH23 2NG), this property enjoys a prime Christchurch setting close to local schools, independent shops, and leisure facilities. The beautiful Dorset coastline is within easy reach, while excellent transport links provide quick access to Bournemouth, Poole, and beyond.

"You will be spoilt with fantastic places to eat in Christchurch, with walks along the beach line and the River Stour. In the summer months, especially, the local community joins together to enjoy various Music events that year on year make their way to being in everyone's diaries!"

If you have children, the local schools are excellent and offer the best start and finish to your Child's education.

If you are looking for a family home or a home that offers uncompromised living as a downsize option, then look no further as these fresh, Modern homes are ready for immediate occupancy without forward chain.

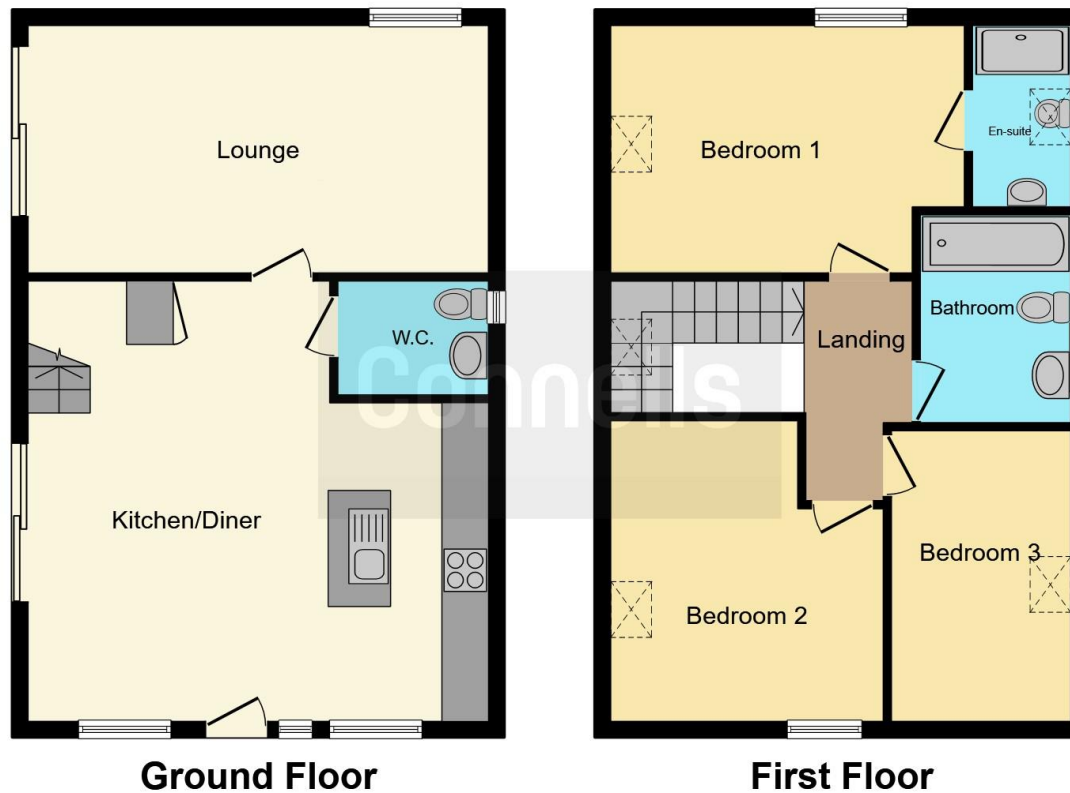
Room Measurements

- Kitchen/diner/Family room - 12.3 max x 20.5 max
 - Lounge - 10.3 x 20.5
 - WC
 - Stairs to first floor
 - Family bathroom
- Bedroom 1 - 14.9 x 10.5 (with ensuite)
- Bedroom 2 - 12.6 max x 12.4 max
- Bedroom 3 - 12.2 x 7.5









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating:
 Exempt

Tenure: Freehold

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