



Hedgelea 1a Bracken Way, Walkford, Dorset. BH23 5LW

£535,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A well presented four bedroom detached house situated on a superb corner plot facing predominantly South and West around a mile from the High Street and Beaches and being situated within the coveted Highcliffe School Catchment Area. The property has been meticulously maintained through our Vendors period of occupation and makes a wonderful family home offering flexibility in its layout as well as privacy and seclusion within the gardens.



RECESSED ENTRANCE PORCH

Courtesy wall light point, tiled step and UPVC entrance door with opaque insert leads into the:

ENTRANCE HALL

A lovely and bright reception space with under stairs storage, wall mounted panelled radiator, ceiling light point and doors to the Ground Floor bedroom, Living Room and Kitchen/Breakfast Room. Stairs to first floor.

LIVING ROOM (18' 5" X 10' 6") OR (5.61M X 3.19M)

A beautifully bright dual aspect room with two UPVC double glazed windows to the front and a set of UPVC double glazed sliding patio doors leading outside to the rear garden. Focal point fireplace set into a stone surround with matching hearth and timber mantel over. Ceiling light point, wall mounted double panelled radiator, double power points, television point.

KITCHEN/BREAKFAST ROOM (26' 0" X 8' 10") OR (7.93M X 2.70M)

A fantastic sized family room with an abundance of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. Inset four burner Gas hob with concealed extractor over in feature cottage style hood, fan assisted oven beneath. Space for all utilities including American style fridge/freezer, full size dishwasher, washing machine and condenser tumble dryer. Numerous inset LED ceiling spotlights and low hung lighting over breakfast area, floor mounted Gas fired boiler serving hot water system and central heating. Part tiled walls, tiled splash back and linoleum flooring. UPVC double glazed windows to side aspects, door to inner lobby and further door to:

GROUND FLOOR WC

Refitted in a modern style with hidden cistern low level flush WC and inset wash hand basin with vanity unit beneath, ceiling light point, wall mounted chrome ladder style towel radiator, UPVC opaque double glazed window to side aspect.

SUN ROOM (6' 0" X 14' 11") OR (1.84M X 4.55M)

Of UPVC double glazed construction on a brick base with windows to two sides and a UPVC double glazed door leading out onto the side garden area. This room is a great addition to the property and benefits from power, light and an electric heat bar.

DINING ROOM (13' 2" X 9' 0") OR (4.02M X 2.75M)

Overlooking the rear garden this room has a fantastic aspect and is spacious enough for a good sized dining suite and occasional furniture. Accessed immediately from the Kitchen/Breakfast room via a multi-paned glazed door and benefitting from UPVC double glazed window, wall mounted panelled radiator, ceiling light point and power points.

GROUND FLOOR BEDROOM (10' 1" X 13' 6") OR (3.08M X 4.12M)

UPVC double glazed window to the front aspect, ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points. Door to:

EN SUITE SHOWER ROOM

Fitted with a modern range of sanitary ware including walk-in double length shower cubicle with chrome fittings including rain forest shower head and personal hand shower attachment operated off a Mire pre-entry control system, low level flush WC and wall mounted wash hand basin with tiled splash back. Inset LED ceiling spotlights, chrome ladder style towel radiator, LED backlit mirror/medicine cabinet.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access to roof space via large hatch, cupboard housing the hot water cylinder and shelving above. Ceiling light point, doors to all first floor rooms.

BEDROOM 1 (13' 2" X 10' 6") OR (4.02M X 3.19M)

Fitted with a good range of bedroom furniture comprising mirror fronted wardrobes housing hanging space and shelving, low level chest of drawers and a dressing table with stool recess. UPVC double glazed windows to the front and side aspects giving a lovely outlook over the garden. Ceiling light point, wall mounted panelled radiator, television point, power points.

BEDROOM 2 (13' 2" X 9' 0") OR (4.02M X 2.74M)

UPVC double glazed window to the rear overlooking the rear garden, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

BEDROOM 3 (7' 0" X 11' 4") OR (2.13M X 3.45M)

A good sized third bedroom with two UPVC double glazed windows overlooking the front, ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

BATHROOM

Fitted with a modern three piece suite comprising P-shaped panel enclosed bath with chrome shower fittings over and enclosed screen, hidden cistern style low level flush WC and inset wash hand basin with vanity unit beneath, part tiled walls, wall mounted panelled radiator, UPVC opaque double glazed window to side aspect.

OUTSIDE

The property sits in well maintained gardens which surround the property to three sides and primarily face South and West and enjoy a very high degree of privacy and seclusion. At the Eastern end of the plot there is a paved patio and low maintenance area which houses a very good sized storage shed and also has a pathway running along the boundary behind the house linking the front and rear of the garden. The rest of the garden is mainly laid to lawn with mature shrub and plant borders and timber panel fencing. At the Westernmost point there is then a gated access to the:



GARAGE & PARKING (16' 6" X 10' 7") OR (5.03M X 3.22M)

The Garage is purpose built with metal up and over door, window and pedestrian door to the rear garden with parking for two vehicles in front of it accessed from Bracken Way directly.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East along Lymington Road. At the roundabout take the first exit onto Ringwood Road and then the second left into Bracken Way where the house will be found on the corner and named.

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 £48 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 E46



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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