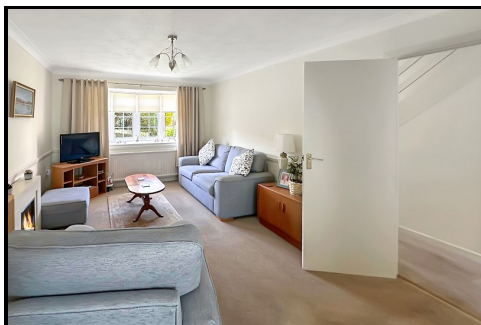




5 Tresillian Close, Walkford, Dorset. BH23 5QR

£325,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A well presented three bedroom mid terraced house set in this quiet and popular development within Highcliffe School Catchment and a few moments walk from the local shopping parade. the property has been meticulously well maintained and benefits from bright and extended accommodation to the Ground Floor in the form of a Sun Room overlooking the rear garden and will be sold with the benefit of no forward chain.



COVERED ENTRANCE PORCH

Courtesy wall light point, UPVC opaque double glazed door leads into the:

ENTRANCE HALL

Cupboard housing the electric consumer unit and meter, wall mounted panelled radiator, stairs to first floor landing, under stairs storage cupboard, ceiling light point.

GROUND FLOOR WC

Fitted with a white suite comprising low level flush WC and corner inset wash hand basin with vanity unit beneath, tiled splash back, ceiling light point.

KITCHEN (8' 11" X 8' 4") OR (2.71M X 2.54M)

Fitted with a good range of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over, inset stainless steel sink unit with drainer adjacent and mixer tap over. Space for appliances including hob/oven, fridge/freezer, washing machine and condenser dryer. Wall mounted Gas fired Worcester boiler which we are informed is around 2 1/2 years old. UPVC double glazed window to rear garden with opaque double glazed door leading to the same. Part tiled walls and tiled splash back. Ceiling light point.

LIVING ROOM (14' 9" X 10' 9") OR (4.50M X 3.27M)

Plus Bow window recess to the front. Large UPVC double glazed bow window overlooking the well maintained front garden area and small copse, double power points, television point, ceiling light point, wall mounted panelled radiator. Open archway through to the:

DINING ROOM (8' 11" X 8' 2") OR (2.73M X 2.50M)

Ceiling light point, wall mounted panelled radiator, power points, tilt n turn sliding door in turn at the rear of the room leads to the:

SUN ROOM (9' 8" X 6' 10") OR (2.95M X 2.09M)

UPVC double glazed with matching roof provides full length windows overlooking the rear garden to two sides with a set of matching double doors leading to the same. Double power point.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access to the roof space via hatch and pull down ladder, airing cupboard housing the hot water cylinder and slatted linen shelving, ceiling light point.

BEDROOM 1 (11' 5" X 10' 1") OR (3.48M X 3.07M)

UPVC double glazed window overlooking the front garden and copse, recess measuring approximately 0.65m x 1.04m for wardrobe, further room for additional bedroom furniture, ceiling light point, power points, provision for wall hung television.

BEDROOM 2 (10' 4" X 10' 2") OR (3.16M X 3.10M)

Situated to the rear of the property and benefitting from an outlook over the rear garden via UPVC double glazed window, built-in louvre fronted wardrobe with hanging rail and further matching cupboard above, ceiling light point, power points, wall mounted panelled radiator.

BEDROOM 3 (8' 6" X 6' 6") OR (2.58M X 1.99M)

UPVC double glazed window overlooking the front of the property, wall mounted panelled radiator, ceiling light point, power point. Please note that these measurements are not reflective of the floor space available due to the head height on the stairwell coming through below in part of the room.

SHOWER ROOM

Walk-in shower cubicle with chrome fittings, low level flush WC and pedestal wash hand basin. Part tiled walls and tiled splash back, UPVC opaque double glazed window to rear garden, white ladder style towel radiator, ceiling light point.

OUTSIDE

The rear garden is a fantastic feature facing East with a small area of block paved patio immediately abutting the rear of the property extending onto an area of lawn beyond with a good sized paved sun terrace at the rear of the garden. The garden itself is enclosed by timber fencing and also has a pedestrian access gate which leads to the walkway through to the garage block.

GARAGE IN BLOCK

Metal up and over door and situated in the block to the rear of the property, second in from left hand side.

THE APPROACH

Laid mainly to lawn with mature bedding plants under the window, pathway to the front door.

DIRECTIONAL NOTE

From our offices in Highcliffe proceed in an easterly direction on the main Lymington Road towards New Milton. At the first roundabout take the first exit into Ringwood road as far as the small shopping parade on the left hand side. Immediately opposite turn right into Glenville road. Turn into Tresillian Way which is located approximately three hundred yards down on the right hand side, then take the next right into Tresillian Close, with No 8 located in the cul-de-sac section of the road.

EPC RATING

The EPC rating for this property is TBC



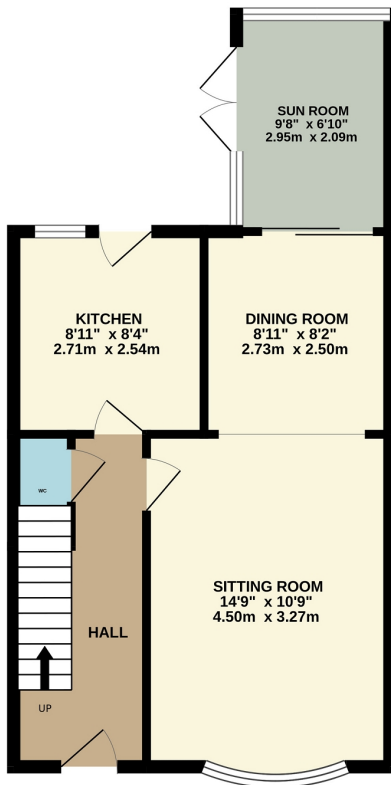
PLEASE NOTE

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.

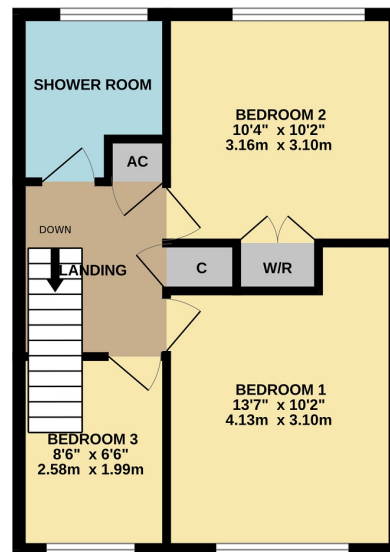
AGENTS NOTE

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.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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