



2 Roscrea Close

Wick, Bournemouth, BH6 4LX

SPENCERS  
COASTAL









*A well-appointed three-bedroom detached bungalow, situated within a quiet cul-de-sac in the desirable location of Wick Village, perfectly positioned within walking distance of Tuckton Gardens, Southbourne Beach, Hengistbury Head, and nearby amenities*

## The Property

Spacious 'L'-shaped entrance hallway with attractive wooden flooring continuing throughout, offers access to all accommodation.

Overlooking the front aspect is a well-proportioned living room offering fitted plantation shutters and an electric log burner, creating an attractive focal point.

Off the rear of the property and creating the hub of the home is a delightful, contemporary kitchen/dining room, which has been extended by the current owners, featuring a skylight allowing for an abundance of light, with French doors opening into the rear garden.

The kitchen is fitted with a good range of gloss wall, floor, and drawer units, complete with ample work surfaces, with the addition of the peninsula unit creating a useful breakfast bar. Fitted appliances include a gas hob with wok burner and extractor fan over, double oven, wine fridge, and ample space and plumbing for additional white goods.

**£700,000**





*The modern accommodation comprises an open-plan kitchen/dining room, three bedrooms, two bathrooms, and off-road parking for two cars*

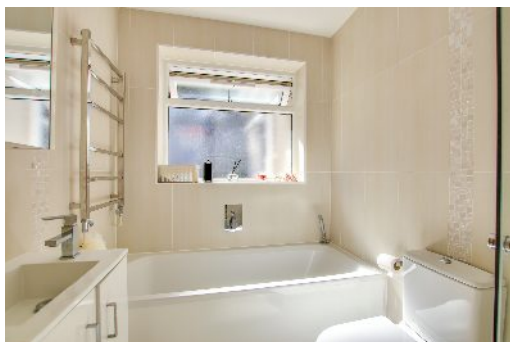
## The Property Continued...

All three bedrooms are generously sized doubles. The principal bedroom benefits from built-in wardrobes and a pleasant outlook over the rear garden, while bedrooms two and three face the front, each enhanced by fitted shutters.

The bedrooms are serviced via a four-piece family bathroom suite, comprising a white panelled bath with shower attachment, separate corner shower cubicle, WC, and hand wash basin with vanity, complete with fully tiled walls and floors. Separate WC, complete with partly tiled walls and stylish mosaic flooring.

## Property Video

Point your camera at the QR code below to view our professionally produced video.



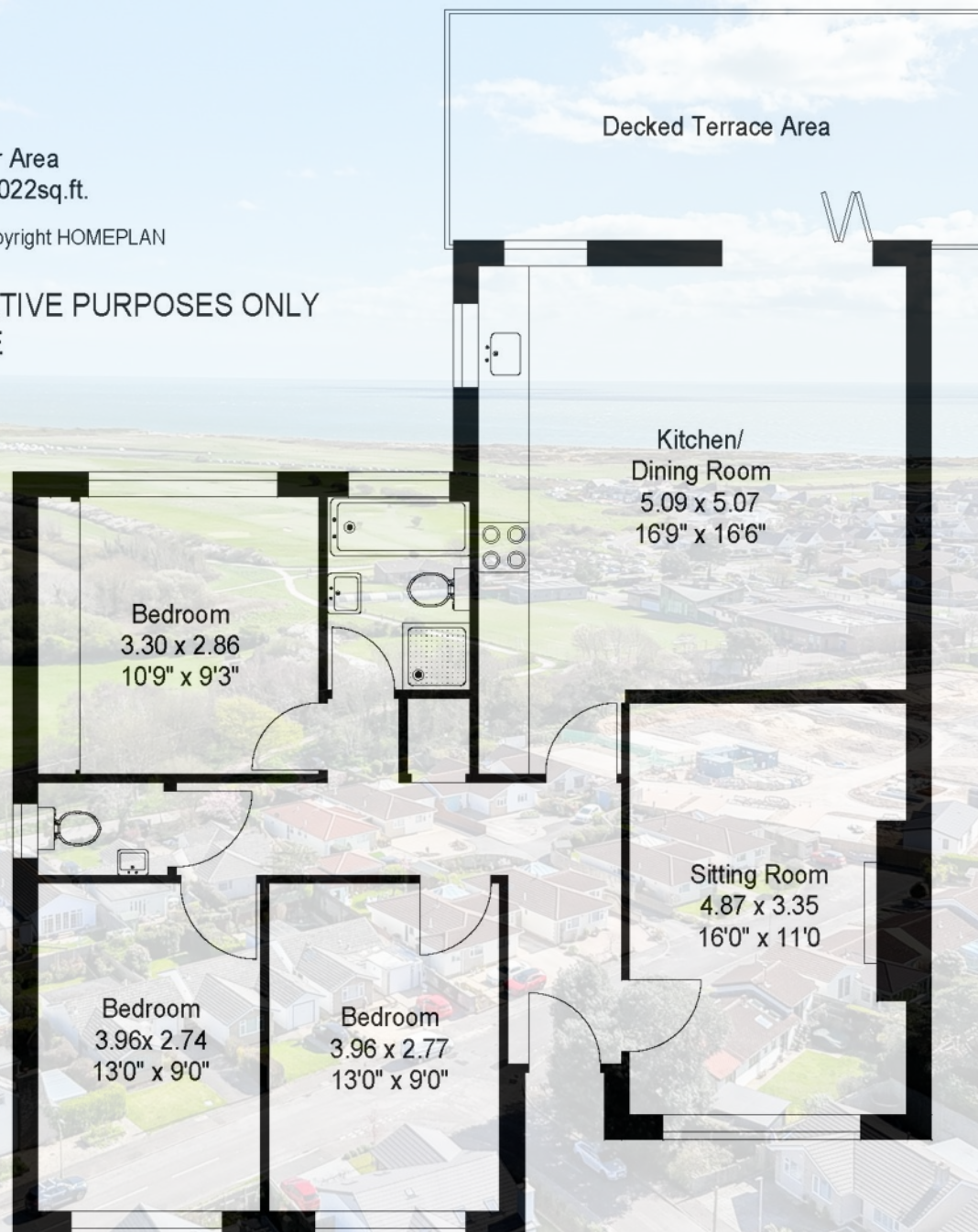


## FLOOR PLAN

Approximate  
Gross Internal Floor Area  
Total: 95sq.m. or 1022sq.ft.

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NOT TO SCALE







## Outside

Outside, the property is approached via a flagstone driveway, offering off-road parking for two cars, whilst a flagstone pathway leads to the front door.

A side gate opens into a fully enclosed garden, with close board fencing creating a high degree of privacy and consisting of an area of artificial lawn and a decked area adjacent to the kitchen, ideal for alfresco dining.

To the side of the property is also a useful shed and storage space.

A gate opens into a fully enclosed side area, which is laid for easy maintenance, offering general 'hidden' storage space and a shed.

## Additional Information

Energy Performance Rating: C Current: 71 Potential: 85

Council Tax Band: E

Tenure: Freehold

All mains services connected

Broadband: FFTP - Fibre to the property directly

Mobile Phone Coverage: No known issues, please contact your provider for further clarity

## Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





## The Situation

Christchurch is a charming harborside town where the Avon and Stour rivers converge into Christchurch Harbour. Nestled between Bournemouth and the New Forest, it boasts a vibrant community with a mainline train station and a delightful mix of independent shops and well-known brands, including Waitrose.

As a burgeoning foodie destination, Christchurch offers an array of cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. The town also hosts a popular food and wine festival that attracts renowned chefs. Additional attractions include the priory, castle ruins, nature reserves, nearby beaches, and Mudeford Quay, which provides a ferry service to Mudeford Spit (home to iconic beach huts) and Hengistbury Head. A variety of activities are available, including cricket, golf, and water sports.

Families will appreciate the high-quality education options, with schools rated at least 'good' by Ofsted; Christchurch Infant School, Mudeford Infant and Junior Schools, and Twynham Comprehensive all hold 'outstanding' ratings. The property market offers an attractive range of options, from architect-designed new builds to fine Georgian houses and modern townhouses, some with waterside locations and views across Christchurch Harbour.

## Points Of Interest

Tuckton Gardens	0.3 Miles
Captains Club Hotel & Spa	0.4 Miles
Twynham School	0.6 Miles
The Boathouse	0.7 Miles
Hengistbury Head	1.0 Miles
Southbourne Beach	1.0 Miles
Christchurch Railway Station	1.5 Miles
St. Catherine's Hill	3.0 Miles
Mudeford Quay	4.0 Miles
Avon Beach	4.6 Miles
New Forest National Park	7.4 Miles





For more information or to arrange a viewing please contact us:

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