



16 Curlew Road, Christchurch, Dorset, BH23 4DB

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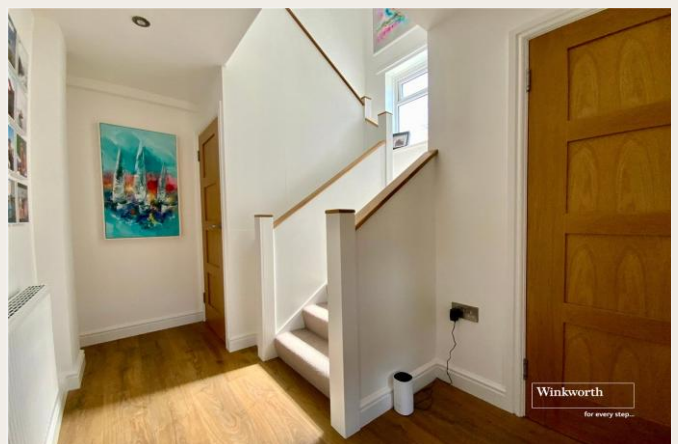
Offers in excess of £425,000 *Freehold*

Beautifully presented and recently refurbished throughout, this superb family home is ideally positioned alongside the stunning Mude Valley Nature Reserve and less than a mile from the picturesque Mudeford Quay and its award-winning beaches.

Perfectly suited to families, both Mudeford Infant School and Mudeford Junior School are just over half a mile away on foot, making the daily school run both convenient and enjoyable.

KEY FEATURES

- Immaculate semi detached house
- Three bedrooms
- Dual aspect lounge/dining room
- Kitchen & large utility room
- Family bathroom & ground floor cloakroom
- Garage & off road parking
- Garden with lawn, patio area & side relaxation area
- Recently refurbished throughout



Mudeford

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DESCRIPTION

The property is entered via an entrance porch, which opens into the inner hallway. From here, there is access to a well-appointed cloakroom, a spacious understairs storage cupboard, the staircase to the first floor, and the lounge/dining room. Attractive laminate wood flooring extends throughout the ground floor accommodation.

On the ground floor, a spacious dual-aspect lounge/dining room provides a bright and welcoming living space and leads through to the well-appointed fitted kitchen.

The kitchen is fitted with a comprehensive range of base and eye-level units, drawers, and integrated appliances, complemented by attractive wooden worktops. A window overlooks the rear garden, while a door leads to the generous utility room, which offers additional worktop space, storage cupboards, a wall-mounted boiler, and direct access to the garden. A further door opens onto a private decked seating area complete with a pergola and ample space for sun loungers, creating an ideal spot for outdoor relaxation.

The landing provides access to the loft via a hatch and benefits from useful built-in linen shelving. The first floor offers three generously sized bedrooms, with the principal bedroom providing ample space for fitted wardrobes.

The luxurious family bathroom is beautifully appointed and features a bath, separate shower enclosure, low-level WC, and wash hand basin.

Outside, the property benefits from a detached single garage with an up-and-over door, rear access to the garden, and both light and power connected.

The front garden has been attractively landscaped with decorative shingle, a paved pathway bordered by railway sleepers leading to the front door and raised flower beds. The enclosed rear garden has also been thoughtfully landscaped and features timber fencing with double gates providing access to an off-road parking area.

A paved patio spans the rear of the property, complemented by a well-maintained lawn, making it an excellent space for entertaining and family enjoyment.





LOCATION

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach just 1 mile away and easily accessible. The picturesque Mudeford Quay is also just 1 mile away and Christchurch Harbour is close by.

The New Forest National Park is 5 miles away, offering some of the country's most stunning countryside interwoven with ancient woodlands

The nearby historic town of Christchurch is 2.1 miles and has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MUS240144>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: D

EPC rating: D

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Total Area: 99.2 m² ... 1068 ft² (excluding garage)

All measurements are approximate and for display purposes only



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