



13 Dunlin Close, Mudeford, Christchurch, BH23 4BE

£875,000 *Freehold*

A beautifully finished detached bungalow, recently extended and comprehensively refurbished throughout to an exceptional standard, offering bright, spacious and contemporary accommodation in one of the area's most sought-after locations. Ideally positioned within a short walk of the picturesque Mudeford Quay and award-winning beaches (circa 800m), this outstanding home is perfectly suited to modern coastal living. CHAIN FREE!

KEY FEATURES

- Three double bedrooms
- Stunning open-plan kitchen/living area
- Three sets of expansive sliding doors
- Principal bedroom with en-suite shower room
- Generous south-westerly facing private garden
- Garage with electric roller door
- Ample off-road parking
- Walking distance to Mudeford Quay & award-winning beaches
- CHAIN FREE!

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Mudeford

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DESCRIPTION

At the heart of the property is an impressive open-plan kitchen/living area, creating a superb light and sociable space for both everyday living and entertaining. The stunning contemporary kitchen is beautifully appointed with a range of integrated appliances, a central island and two expansive sliding doors opening directly onto the garden, creating a seamless connection between the inside and outside spaces. A further set of sliding doors lead out from the lounge area while a cleverly designed utility area provides useful storage and laundry facilities without compromising the open plan feel.

The bungalow offers three generously proportioned bedrooms, including an impressive principal bedroom with a stylish en-suite shower room. A luxurious family bathroom completes the main accommodation, with all bathrooms fully tiled with Porcelanosa tiles and finished to an exceptionally high standard.

Outside, the property benefits from a garage with an electric roller door and off-road parking for multiple vehicles. The generous garden features a large lawned area with a patio running across the rear and side of the bungalow. Enjoying a south-westerly facing aspect, the garden offers a good degree of privacy and provides an excellent space for outdoor entertaining and relaxation.

The location is equally impressive, being within easy walking distance (circa 800m) of the picturesque Mudeford Quay, award-winning Avon Beach, local shops, cafés and a choice of scenic coastal walks. Combining an exceptional standard of refurbishment, generous outside space and an enviable coastal location, this is a rare opportunity to acquire a truly outstanding home.

Early viewing is highly recommended.





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 easily accessible. Mudeford Quay is just 0.6 miles away.

A short journey from the property is the New Forest National Park, 4.8 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch with its picturesque quay is 2.2 miles away and has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth.

Christchurch Railway Station provides a 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/MUS260057>

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. Please note that some of the photos have been enhanced using AI as the builder is still finishing the refurbishment and landscaping at the property.

MATERIAL INFO

Council Tax Band: D

EPC rating: C

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 1000mbps

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Total Area: 135.7 m² ... 1461 ft² (excluding garage)

All measurements are approximate and for display purposes only



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