



48 Bure Haven Drive, Mudeford, Christchurch, Dorset, BH23 4BT £599,950 *Freehold*

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KEY FEATURES

- Two double bedrooms
- "L" shaped lounge/dining room
- Recently fitted kitchen with some integrated appliances
- Sun room extension at the rear
- Recently re-fitted family bathroom
- Well maintained south facing rear garden
- Detached garage & ample off road parking

Beautifully presented detached bungalow which has benefitted from some modernisation and a rear extension in recent years. Enjoying a south facing rear garden the property is very well situated just under 1000 metres away from award winning beaches and the picturesque Mudeford quay.



Mudeford

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Situation:

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 along with the picturesque Mudeford Quay under 1000 metres away.

A short car ride from the property is the New Forest National Park (circa 5 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (circa 2 miles) 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. Bournemouth and Southampton International Airports are also within a short drive.

Description:

Entrance porch leads into an inner hallway with storage cupboard housing the boiler and low level corner cupboard housing the electrical consumer unit along with gas and electric metres.

The master bedroom has a rear aspect window and fitted wardrobes. Bedroom two has a front aspect window and some open storage/wardrobe space

The family bathroom has been fully tiled and re-fitted with a suite comprising bath with shower over, wash hand basin and wc.

"L" shaped lounge/dining room with two front aspect windows, small feature fireplace and French doors to the garden.

Fitted "galley" style kitchen with a range of base and eye level units and drawers, inset sink unit, electric slide & hide oven, integrated fridge and separate freezer, space for washing machine. Kitchen opens into a light and bright sun room with lantern style ceiling (Velux opening) and French doors at the side to the garden.

Detached garage with up and over door, side door to garden, light and power.

There is an established south facing rear garden which is mainly laid to lawn with some flower and shrub borders, hard stand to one corner with timber shed and green house.

The front garden is mainly laid to lawn with a range of plants and flowers. Brick paved driveway provides ample off road parking space. Side gate provides access to the garden.

Material Info:

Tenure: Freehold

Council Tax Band: D

EPC rating: D

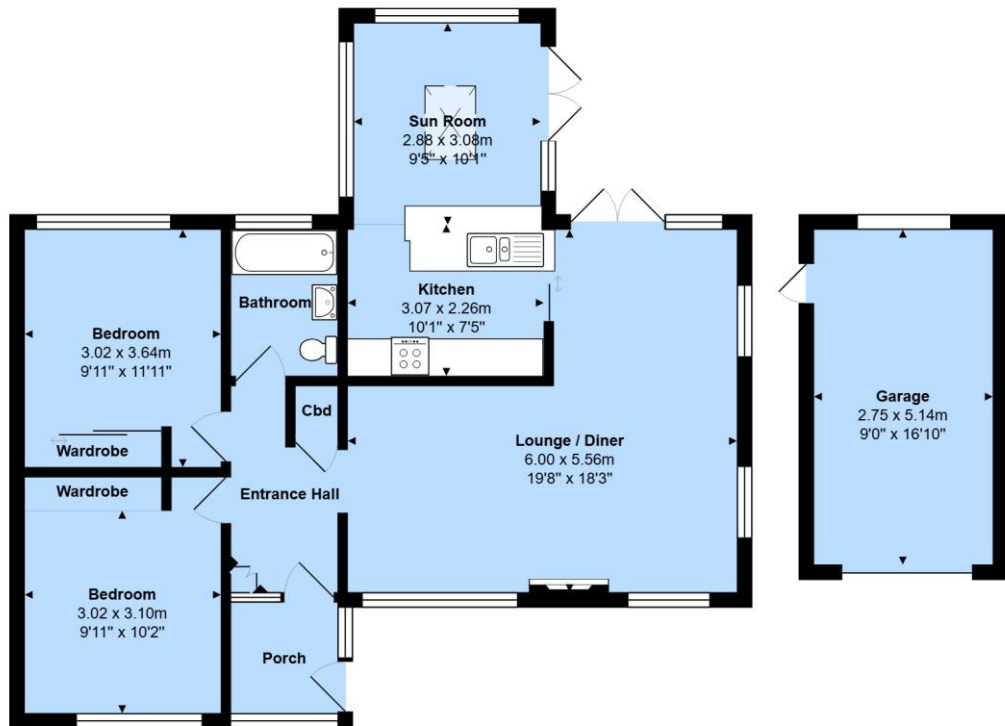
Is the property listed: No

Services: Mains gas, electric, water and drainage

Mobile Network Coverage: Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability: Ultrafast available up to 1000mbps





Total Area: 79.1 m² ... 852 ft² (excluding garage)
All measurements are approximate and for display purposes only



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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