



Winkworth

for every step...

4  1  2  EPC = C

17 MEDINA WAY, FRIARS CLIFF, BH23 4EL **PRICE: £875,000 FREEHOLD**

**Winkworth**

for every step...

# Very well situated detached bungalow less than 500 meters from Friars Cliff beach offering over 1600 sq. ft. of accommodation. This delightful home is positioned at the end of a sought after cul-de-sac and enjoys a south-west facing rear garden and double garage.

17 Medina Way, Friars Cliff, Christchurch, BH23 4EL

Price: **£875,000**

Tenure: **Freehold**

**01425 274444**

mudford@winkworth.co.uk

## Situation:

This delightful bungalow is situated less than 500 meters from Friars Cliff beach and its unspoilt coastline. Steamer Point nature reserve, award winning Avon Beach and the picturesque Mundeford quay are just a short walk.

Also nearby is the New Forest National Park (circa 5 miles) offering some of the country's most stunning countryside.

The nearby town of Christchurch (circa 2 miles) with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield at Bournemouth.

## Description:

Very well situated detached bungalow less than 500 meters from Friars Cliff beach offering over 1600 sq. ft. of accommodation. This delightful home is positioned at the end of a sought after cul-de-sac and enjoys a south-west facing rear garden and double garage.

The property is approached from the road, a resin bound driveway provides ample off road parking and leads to the double garage with twin electric roller doors, eaves storage, light, power, rear window and door to the garden.

Step up from the drive to a covered storm porch, front door opens onto the entrance hall with storage cupboard, and

double airing cupboard with hot water cylinder, loft hatch providing access to the loft space.

Doors from the hallway lead to all rooms, the principal bedroom has a front aspect window to the enclosed front garden, fitted wardrobes and door to an en suite shower room with side aspect window and suite comprising walk-in shower, wash hand basin, bidet and w/c with heated towel rail and vanity units.

Bedroom two has a side aspect south facing window and built-in wardrobes, bedroom three has the same and the fourth bedroom/study also enjoys a side aspect window.

There is a separate family bathroom with side aspect window and suite comprising bath with shower over, wash hand basin, bidet and w.c. with heated towel rail and vanity units.

At the rear of the bungalow is a spacious lounge/dining room with rear aspect window and sliding patio doors opening to the enclosed south-west facing rear garden.

The kitchen has a side aspect window and door, range of fitted base and eye level cupboards and drawers with work surfaces to four sides. Stainless steel sink unit and drainer. Space and plumbing for appliances including washing machine, tumble dryer and dishwasher. Fitted appliances include a fridge/freezer, high level electric oven and inset electric hob. Wall mounted gas boiler.

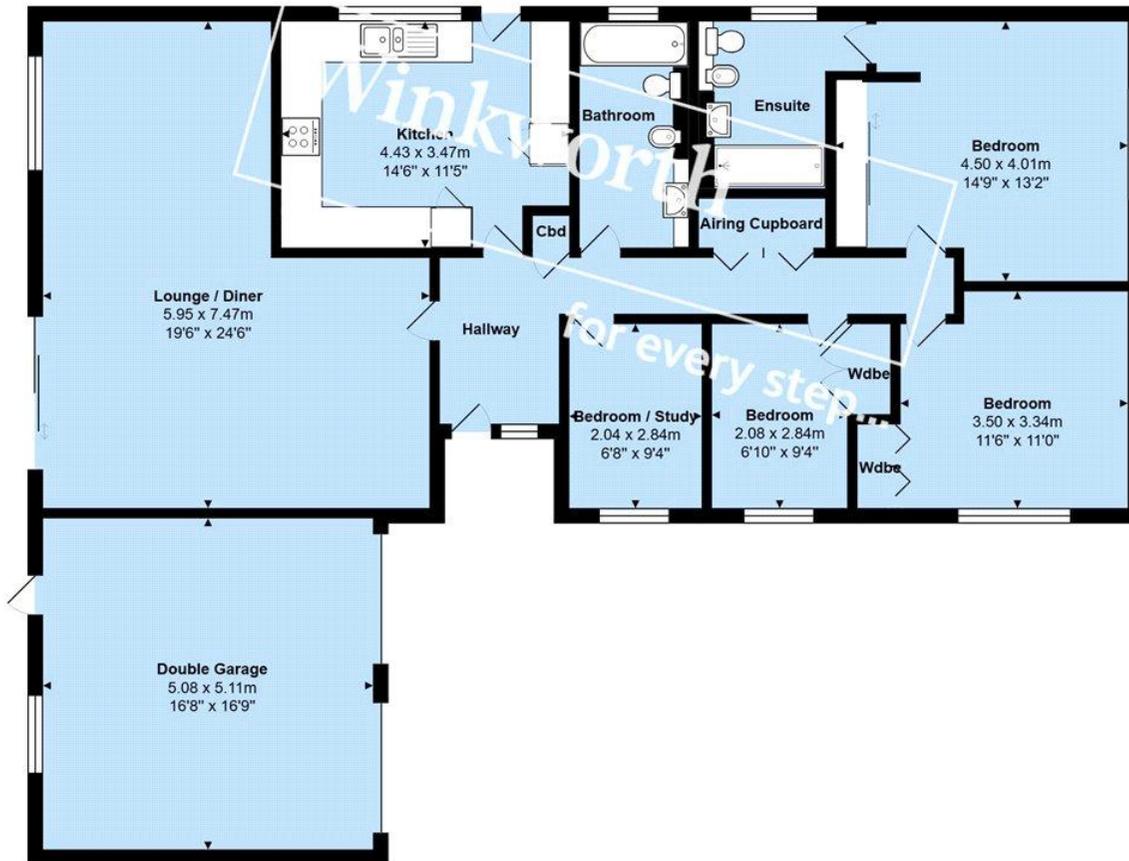
The rear garden enjoys a south-west aspect and is mainly laid to lawn with a range of flower and shrub borders and ornamental pond. A paved path runs around the perimeter of the bungalow with access via a timber gate at the front which leads to a landscaped front garden with some dwarf fruit trees and space for a timber shed. At the other side of the bungalow is space for a lean too garden storage.

## At a glance...

- Very well situated detached bungalow
- Four bedrooms
- En suite shower room & separate family bathroom
- Spacious lounge/diner
- Separate kitchen
- Double garage & ample off road parking
- South-west facing rear garden
- Quiet sought after cul-de-sac location
- Less than 500 meters to Friars Cliff beach
- No forward chain
- BCP Council Tax Band = "F"







Total Area: 149.4 m<sup>2</sup> ... 1608 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



### Useful Information

**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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.