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23 PEREGRINE ROAD, MUDEFORD, BH23 4BN

PRICE: £600,000

**Winkworth**

for every step...

# Located close to the beach and opposite a wooded copse, this spacious detached bungalow offers great scope to extend and further improve (stpp) and is offered for sale with no onward chain.

23 Peregrine Road, Mundeford, Christchurch, BH23 4BN

Price: £600,000

Tenure: Freehold

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## Description

A UPVC double glazed front door provides access into an enclosed entrance porch, from here there is a further glazed door providing access into the hallway.

From the hallway there's a hatch up to the loft space, good sized storage cupboards and doors lead into all rooms.

The spacious through lounge / dining room benefits from a good degree of natural light and features a fireplace with an electric fire.

From the dining area a UPVC double glazed casement door provides direct access to the rear garden.

The kitchen / breakfast room is generous in size, has a modern range of high-gloss wall mounted and floor standing units which are covered by roll top work surfaces. There's a stainless steel sink unit with mixer taps, built in eye level double oven, inset electric hob with extractor hood over, space for an undercounter fridge and there's a floor standing boiler.

A further door leads through to the conservatory which is of UPVC construction and has a door which leads out to the rear garden. Within the conservatory there is space and plumbing for a washing machine.

Bedrooms one and two are both large double rooms which are bright and airy throughout. Bedroom two benefits from built-in wardrobes.

Bedroom three is a large single room, overlooks the rear garden and benefits from a built-in wardrobe.

The bathroom has part tiled walls, paneled bath with mixer taps and a shower attachment above, wash hand basin which is mounted into shelving has storage cupboards beneath and there is a close couple WC.

An additional cloakroom with modern fitments can be found adjacent to the bathroom.

## Outside

The bungalow benefits from a large rear garden which enjoys a high degree of privacy.

A patio area immediately joins the rear of the bungalow and leads on to the area of garden which has been laid to lawn with a mature selection of shrubs and plants.

There's a timber built shed and access into the rear of the single garage can be obtained via a pedestrian door.

A side pathway leads out to the front via a lockable timber gate.

The front driveway offers off road parking for a good number of vehicles and leads to the single garage which has an electric up and over door and benefits from power and light.

The garden to the front has been laid to lawn.

BCP Council - Tax band = "E"

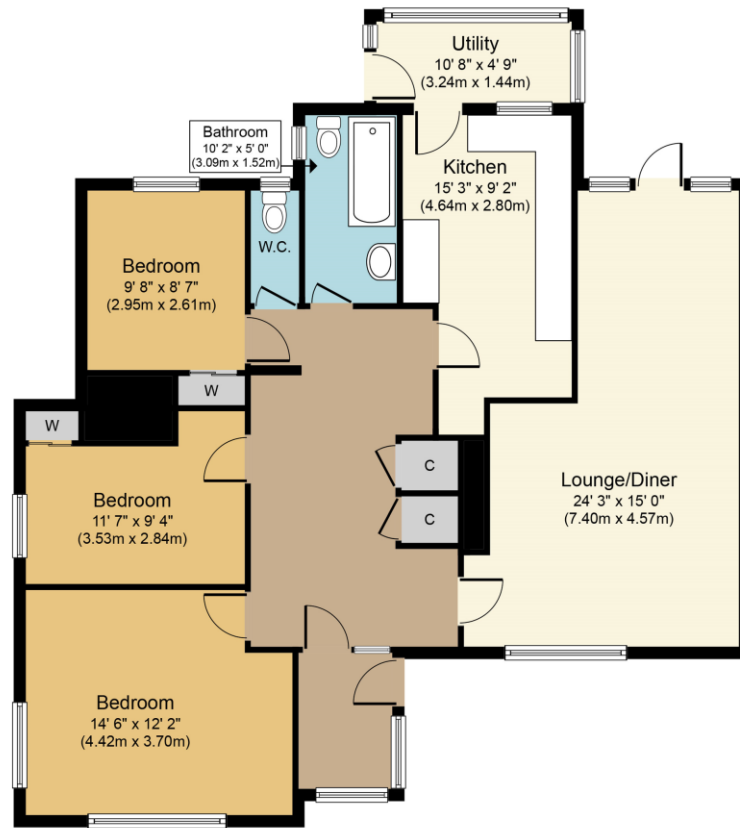
## Summary:

- Well situated detached bungalow
- Three bedrooms
- Spacious lounge/dining room
- Kitchen/breakfast room
- Conservatory
- Family bathroom
- Separate cloakroom
- Garage with electric door
- Off road parking
- Good sized garden
- Opposite wooded copse
- Close to the beach
- No forward chain









Approximate Floor Area  
 1,373 sq.ft.  
 (127.5 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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