



Winkworth

for every step...

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46 VISCOUNT DRIVE, MUDEFORD, CHRISTCHURCH BH23 4JN PRICE: £460,000 FREEHOLD

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Recently refurbished link detached house situated in a quiet residential cul-de-sac close to Mudeford Wood community centre and within easy reach of award winning beaches and the picturesque Mudeford quay. Presented in immaculate condition and enjoying a south facing garden.

46 Viscount Drive, Mudeford, Christchurch BH23 4JN

Price: £460,000

Tenure: Freehold

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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 easily accessible. Mudeford Quay is a short walk away.

A short car ride from the property is the New Forest National Park offering some of the country’s most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch 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:

Recently refurbished link detached house situated in a quiet residential cul-de-sac close to Mudeford Wood community centre and within easy reach of award-winning beaches and the picturesque Mudeford quay. Presented in immaculate condition and enjoying a south facing garden.

Front door opens onto a hallway with stairs leading to the first floor. Door to ground floor cloakroom with window, wash hand basin and w.c.

Kitchen has been fitted with work surfaces to three sides with a range of base and eye level cupboards and drawers. Inset franke style sink unit with mixer tap, inset electric hob with electric oven under and extractor over. Integrated dishwasher, space for washing machine and tall fridge/freezer. Front aspect window.

Lounge/dining room at the rear of the property with patio doors leading to the garden. Laminate wood flooring continued from the hallway.

First floor landing has a side aspect window, door to airing cupboard, loft hatch providing access to the loft space.

Master bedroom is a good sized double and has built-in wardrobes and front aspect window. Bedroom two is also a good sized double room with rear aspect window. The third bedroom is a single room currently used as a study/home office space with storage.

Family bathroom is fully tiled and has a panelled bath with shower over, shower screen, wash hand basin, w.c., heated towel rail and front aspect window.

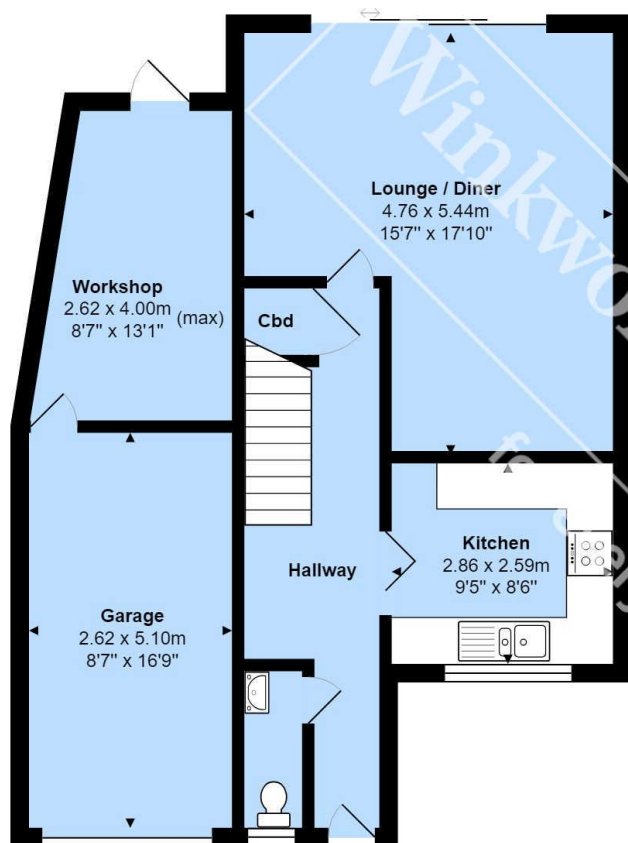
Integral garage with up and over door, light and power. Rear door to further storage area/workshop space with door to the garden.

The south facing rear garden is mainly laid to lawn, raised composite decking area with LED lighting to the immediate rear of the property. Patio area with pergola at the rear of the garden. Range of flower and shrub borders. The front of the property offers off road parking for at least three vehicles.

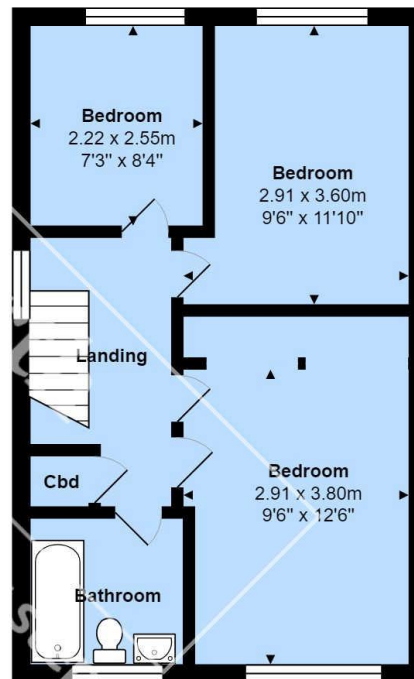
At a glance...

- Refurbished link detached house
- Three bedrooms
- Lounge/dining room with doors to the garden
- Recently fitted kitchen
- Ground floor cloakroom
- Family bathroom
- Garage & further storage area
- Off road parking
- South facing garden
- Immaculate presentation
- BCP Council Tax Band = "D"

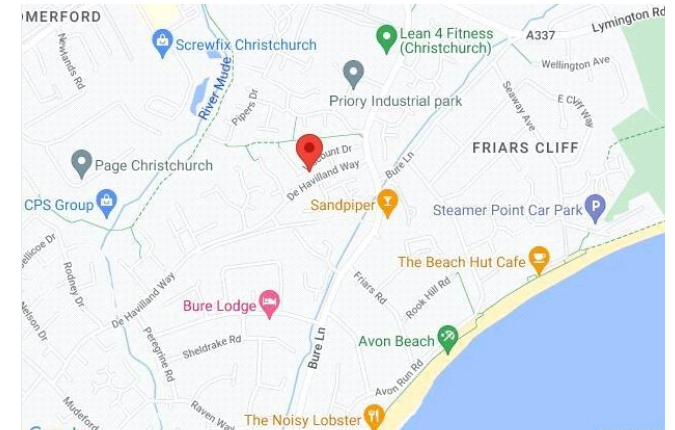




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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