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13 DUNLIN CLOSE, MUDEFORD, CHRISTCHURCH BH23 4BE PRICE: £525,000 FREEHOLD

Winkworth

for every step...

Very well situated detached bungalow with good sized gardens measuring just under a quarter of an acre.

13 Dunlin Close, Mudeford BH23 4BE

Price: **£525,000**

Tenure: **Freehold**

01425 274444

mudeford@winkworth.co.uk

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 just across the road. 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:

Very well situated detached bungalow with good sized gardens measuring just under a quarter of an acre. Offered with no forward chain, this delightful property has great scope to extend and improve subject to planning and is just a short walk from award winning beaches and the picturesque Mudeford quay.

The glazed front door opens onto the hallway with doors to all rooms.

Lounge with front and side aspect windows, feature fireplace with brick surround, tiled hearth and wooden mantel. Space for electric fire.

The kitchen has been fitted with work surfaces to three sides with a range of base and eye level cupboards and drawers. Space for tall fridge/freezer, high level electric over, four ring gas hob with extractor over, stainless steel sink unit, space for dishwasher & space for washing machine. Side aspect window and rear aspect French doors to the garden.

Bedroom one has a rear aspect window, range of fitted wardrobes and cupboards.

Bedroom two has a side aspect window and door. Two fitted cupboards.

Shower/wet room has a side aspect window, wall mounted shower with curtain and rail, wash hand basin and WC.

Outside

The property has a generous westerly facing garden measuring approx. 0.21 of an acre. Well established and stocked with a wide range of plants, trees and shrubs.

There is a garage to the side with up and over door and tarmac drive-in front providing off road parking. Side gates provides access through to the rear from the front of the property.

An internal inspection is highly advised to appreciate the size of the garden and potential on offer.

At a glance...

- Detached bungalow
- Two double bedrooms
- Lounge, kitchen & wet room
- Garage & off-road parking
- Good sized gardens - approx. 0.21 acres
- Great scope to extend & improve subject to planning
- Short walk to award winning beaches & picturesque Mudeford quay
- No forward chain
- BCP Council Tax Band = "D"





Total Area: 61.8 m² ... 665 ft² (excluding garage)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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