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3  1  2  EPC = "D"

23 BURE CLOSE, FRIARS CLIFF, CHRISTCHURCH, DORSET BH23 4EE PRICE £750,000 FREEHOLD

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# Well presented detached bungalow in a select development very well situated just a few minutes walk from the award winning Avon beach.

23 Bure Close, Friars Cliff, BH23 4EE

Price: £750,000      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:

Well presented detached bungalow in a select development very well situated just a few minutes walk from the award winning Avon beach.

Entrance door opens onto spacious hall with storage cupboard and large airing cupboard.

Three good sized double bedrooms each with built in wardrobes and the principal bedroom benefiting from an

en suite shower room with rear window, shower cubicle, low level WC and wash hand basin.

Dual aspect "L" shaped lounge/dining room with feature stone fireplace and sliding patio doors to the garden.

Fitted kitchen with rear aspect window and door to the garden. The kitchen has work surfaces to three sides, range of base and eye level units and drawers. Integrated high level electric oven and separate microwave oven, four ring gas hob with extractor over and sink unit with drainer. Space and plumbing for washing machine and space and plumbing for slimline dishwasher.

Separate shower room with rear aspect window, walk-in shower, low level WC and wash hand basin.

Double garage with electric roller doors, side door to the garden, light, power and wall mounted gas fired boiler.

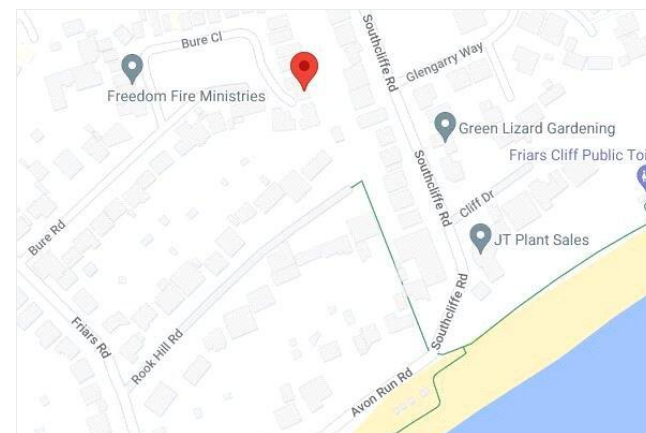
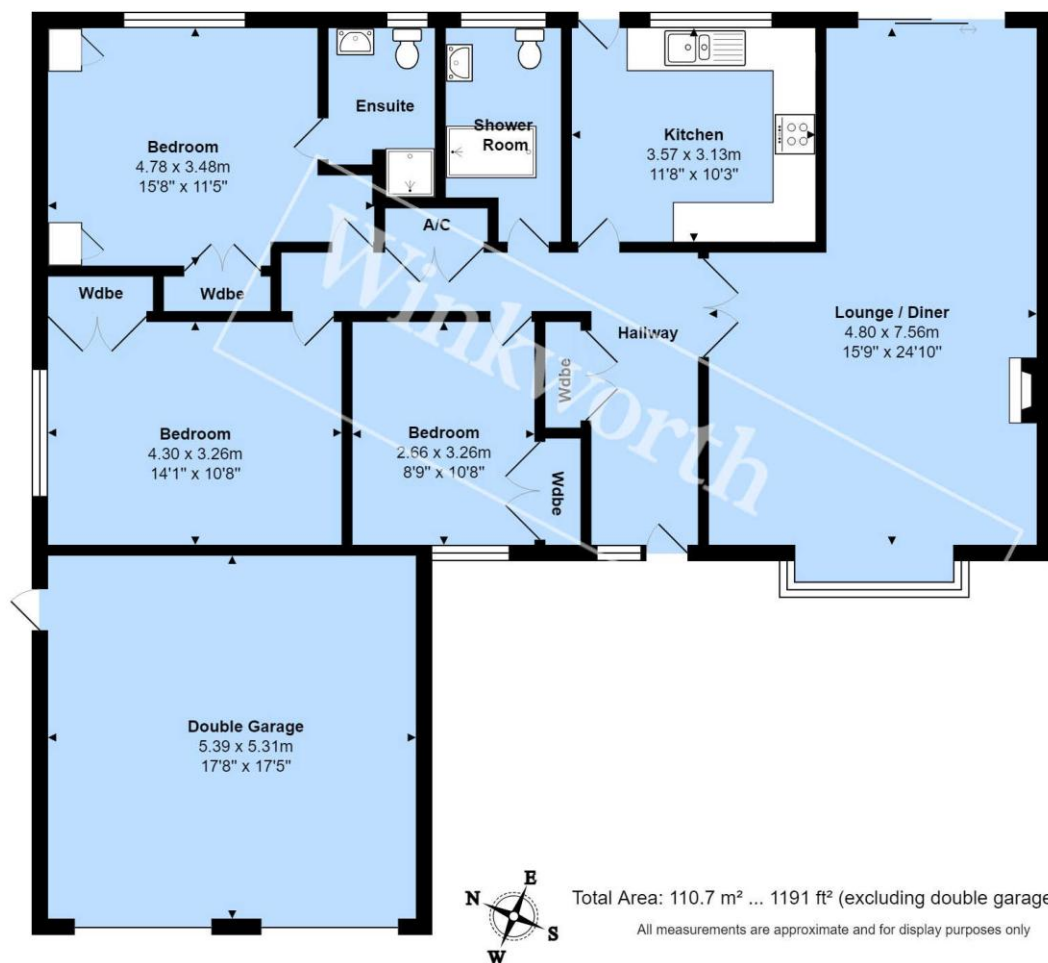
Tarmacadam driveway provides ample off road parking at the front with double gates at the side of the bungalow leading to further space perfect for a caravan/motorhome or boat storage.

The front garden is mainly laid to lawn, side gate and path leads to the rear garden which is also mainly laid to lawn. There is a summer house to one side clad in UPVC weather boarding with light and power (perfect for a home office space). The garden is well stocked with a range of mature shrubs and plants.

## Summary:

- Well presented detached bungalow
- Three double bedrooms
- En suite shower room
- "L" shaped lounge/dining room
- Fitted kitchen
- Separate shower room
- Double garage & off road parking
- Summer house with light & power
- Enclosed low maintenance rear garden
- Short walk from award winning Avon beach
- No forward chain
- BCP Council Tax band = "G"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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