



Winkworth
for every step...

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42B MUDEFORD LANE, CHRISTCHURCH, BH23 3HN **PRICE: £400,000 FREEHOLD**

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Built approximately 11 years ago to a high standard this well presented detached bungalow is situated in a convenient location in Mudeford within a 100 meters of the local schools, circa 0.3 of a mile from Stanpit Marsh and circa 1 mile from the picturesque Mudeford quay and award winning Avon Beach.

42B Mudeford Lane, Christchurch, Dorset BH23 3HN

Price: **£400,000**

Tenure: **Freehold**

01425 274444

mudeford@winkworth.co.uk

Situation:

Built approximately 11 years ago to a high standard this well presented detached bungalow is situated in a convenient location in Mudeford within a 100 meters of the local schools, circa 0.3 of a mile from Stanpit Marsh and circa 1 mile from the picturesque Mudeford quay and award winning Avon Beach.

Within circa. 5 miles is the New Forest National Park offering some of the country's most stunning countryside. The historic market town of Christchurch with its picturesque quay is circa. 2 miles away and has an excellent range of shopping, extensive facilities found further afield in Bournemouth.

Description:

A part glazed UPVC front door gives access into the entrance hall, from here there is a hatch up to the loft space, a storage cupboard which houses the wall mounted "glow worm" boiler and doors lead into all rooms.

The living room is of a generous size, has access out to the rear garden via French doors and benefits from a wall mounted modern electric heater.

The kitchen/breakfast room is of a generous size and has part tiled walls, there is a modern range of wall mounted and floor standing units which with roll work top surfaces, there is an inset stainless steel one and a half bowl sink unit with mixer taps and a side drainer, there is a built in fridge freezer, built in electric

oven, inset electric hob with an extractor hood above, built in dishwasher, built in washing machine. There is an area for a breakfast table and French doors provide direct access out on to the rear garden.

The master bedroom is a good sized double room, overlooks the front aspect and benefits from a good range of fitted bedroom furniture.

Bedroom two is also a double bedroom and has a built in storage cupboard with shelving and also benefits from a floor to ceiling fitted wardrobe.

The shower room has a large walk in shower cubicle with fully tiled walls and power shower system, there is a close coupled W/C and a wall mounted wash hand basin with mixer taps.

The rear garden is fully enclosed by fencing, there is a patio area which joins the back of the bungalow and leads on to the area of garden which has been mainly laid to lawn. There is a further patio area to one corner of the garden which enjoys a good degree of sunshine throughout the day, a timber built shed can be found to the opposite corner and a lockable timber gate providing access out on to the driveway.

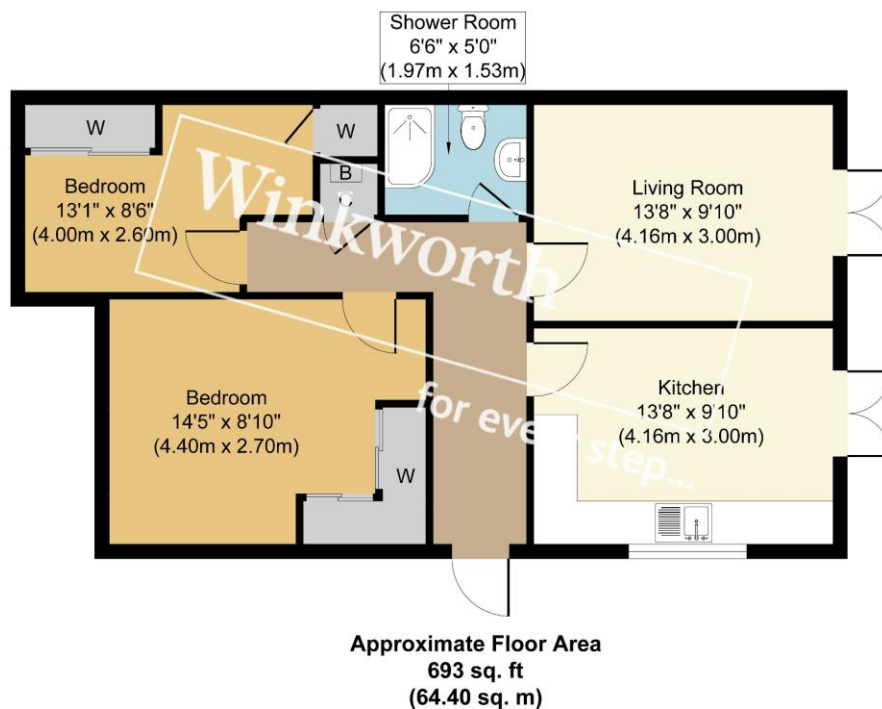
The front and side gardens are laid to lawn and are fully enclosed by mature shrubs. The driveway which is laid to block paving provides off road parking.

At a glance...

- Well presented detached bungalow built approx. 11 years ago
- Two double bedrooms with some fitted furniture
- Kitchen/breakfast room with integrated appliances & French doors to the garden
- Lounge with French doors to the garden
- Shower room & entrance hall
- Electric solar panels
- Brick paved off road parking for two vehicles
- Enclosed rear garden & front garden
- Within a mile of award winning beaches & the picturesque Mudeford quay
- Top "A" rated energy certificate
- Offered with no forward chain







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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Useful information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

Broadband availability* - Ultrafast available up to 1000mps

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	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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