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21 CAMPION GROVE, MUDEFORD, CHRISTCHURCH BH23 3RF PRICE: OFFERS OVER £350,000 FREEHOLD

Winkworth

for every step...

A very well presented family home providing contemporary style open plan living accommodation, together with a fully enclosed rear garden and parking. The property is well situated close to Mudeford Wood, local schools and award winning beaches.

21 Champion Grove, Mudeford, Christchurch BH23 3RF

Price: Offers Over **£350,000**

Tenure: **Freehold**

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Situation:

The property is situated within easy reach of the historic town of Christchurch with its wide range of shops, restaurants, and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Some of the area's most beautiful beaches and coastline are close by with Avon Beach and Friars Cliff Beach easily accessible, along with the unspoilt Stanpit Marsh Nature reserve.

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.

Description:

A very well presented family home providing contemporary style open plan living accommodation, together with a fully enclosed rear garden and parking. The property has been recently refurbished by the current owners and is well situated close to Mudeford Wood, local schools and award winning beaches.

Path leads to covered storm porch with front door opening onto an entrance hall. Built-in utility cupboard housing floor mounted Baxi gas fired boiler. Wall mounted controller adjacent. Further cloaks cupboard housing gas and electric meters and newly fitted fuse box. Under stairs cupboard.

The ground floor cloakroom has been refurbished with new w.c., heated towel rail, vanity style wash basin with mixer tap, cupboard under, front aspect window.

Spacious and dual aspect lounge/dining area opening into the kitchen with breakfast bar. The lounge area enjoys a large front aspect window, feature exposed brick fireplace surround with raised hearth and wooden mantel over. The dining area enjoys a rear aspect window with space for large table and chairs.

The kitchen area has a further rear aspect window and door to the garden. Inset enamel style sink with drainer fitted within a modern work surface, mixer tap adjacent, cupboard under. Further selection of matching base units comprising cupboards and drawers with similar work surface over incorporating breakfast bar area. Space for washing machine and tumble dryer. Space for Rangemaster style gas cooker, displays to either side, cupboards under. Modern tiled splash back. Stainless steel extractor over. Built-in larder cupboard with shelving. Space for upright fridge/freezer with display adjacent, cupboards under. Matching wall hung storage cupboards above.

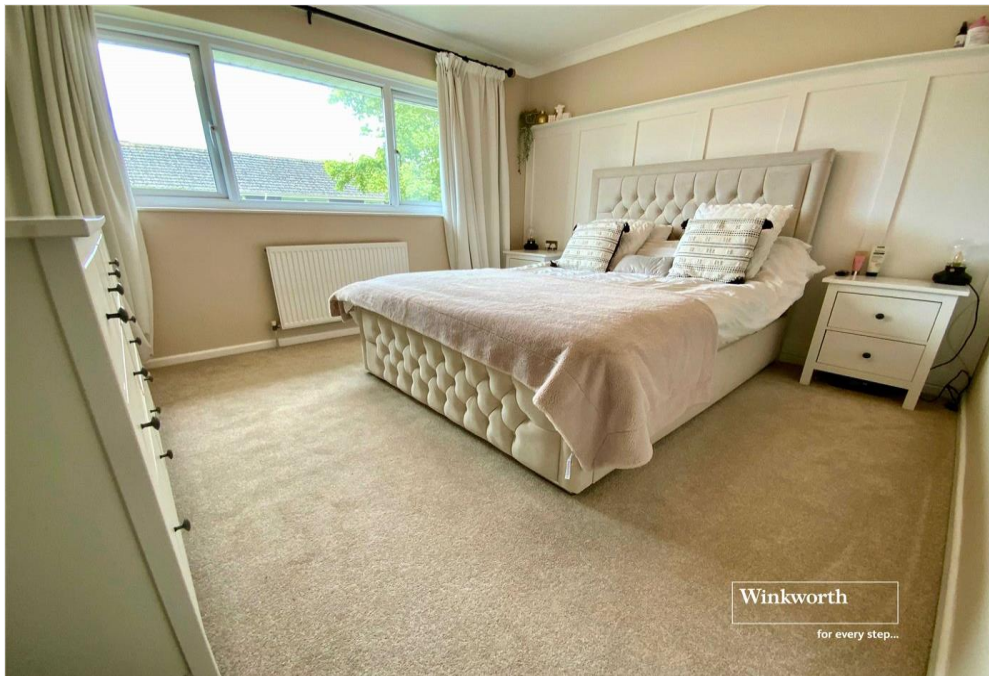
First floor landing with loft hatch to roof space. Built-in airing cupboard housing hot water cylinder, slatted shelving above. Recently refurbished family Bathroom with panelled bath and thermostatically controlled shower over. Vanity style wash basin with mixer tap, cupboard under and w.c.. Heated towel rail and rear aspect window.

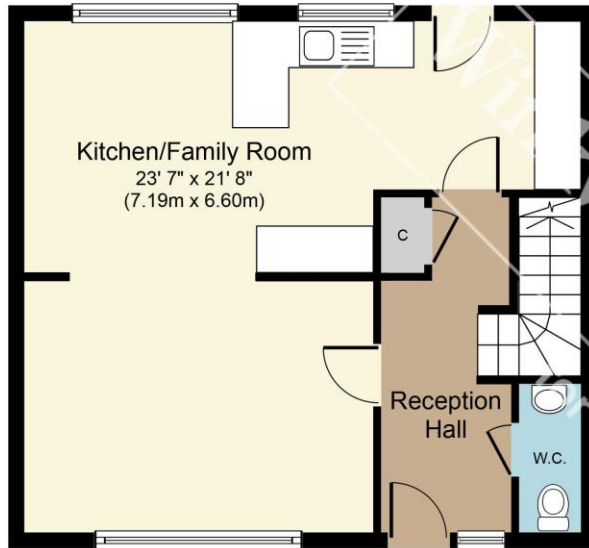
The master bedroom is a good sized double with front aspect window and space for wardrobes. Bedroom two also enjoys a front aspect window with a panelled wall and space for wardrobes. Bedroom three is also a double room with rear aspect window and space for wardrobes. Bedroom four is a smaller double room with rear aspect window currently used as a study/home office space.

Externally, the enclosed rear garden is mainly laid to lawn with a personal gate to the rear garden providing access to a parking area. Useful utility cupboard. Hard standing patio area direct to the rear of the property. The front garden is laid to lawn with shrub and flower borders.

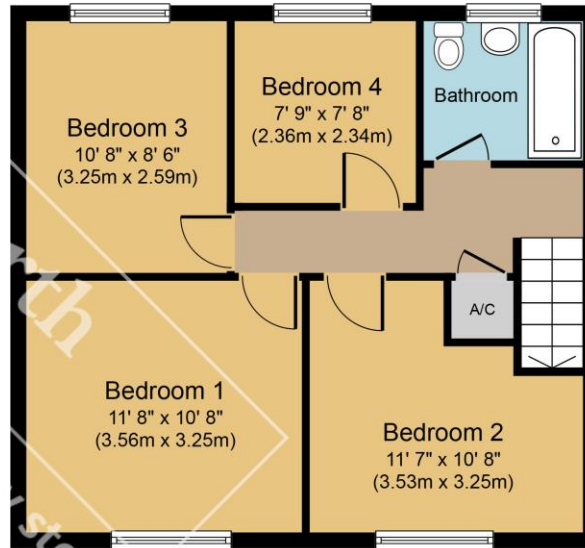
At a glance...

- Well presented end terrace family house
- Four bedrooms & family bathroom
- Contemporary open plan living space
- Ground floor cloakroom
- Enclosed rear garden
- Parking area at rear
- Recently refurbished by current owners
- Short walk to Mudeford Wood, local schools & award winning beaches
- BCP Council Tax Band = "C"





Ground Floor
Approximate Floor Area
511 sq. ft.
(47.5 sq. m.)



First Floor
Approximate Floor Area
511 sq. ft.
(47.5 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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