



Winkworth

for every step...

4  2  2  EPC = D

21 SHELDRAKE ROAD, MUDEFORD, BH23 4BW PRICE: £725,000 FREEHOLD

Winkworth

for every step...



# Refurbished detached chalet style bungalow with a south facing garden situated within a short walk of the picturesque Mudeford quay and award winning beaches.

21 Sheldrake Road, Mudeford BH23 4BW

Price: £725,000 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. The picturesque Mudeford Quay is also nearby.

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:

Beautifully presented 3/4 bedroom detached chalet style bungalow which has been re-modelled and fully refurbished throughout by the current owners.

The layout of the property is well-designed, with a bright and airy flow throughout. The main bedroom, study/bedroom four, living room, and a superb family area with vaulted ceilings all contribute to the appeal of the property.

The kitchen with two-tone units and quartz worktops, along with the separate utility room, adds practicality to the space.

The first-floor accommodation with two good-sized bedrooms and a beautifully fitted shower room complements the overall offering.

The outdoor space, including the sunny south facing garden with a composite decked area with LED lights and the front driveway with off-road parking and a garage, provides additional value to the property.

The privacy of the rear garden and the convenience of access to the garage further enhances the appeal.

Overall, the property offers a comfortable and well-maintained living space presented in immaculate condition and in a coastal location.

Viewing is highly recommended.

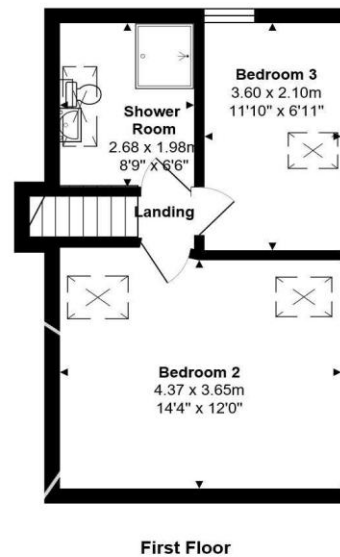
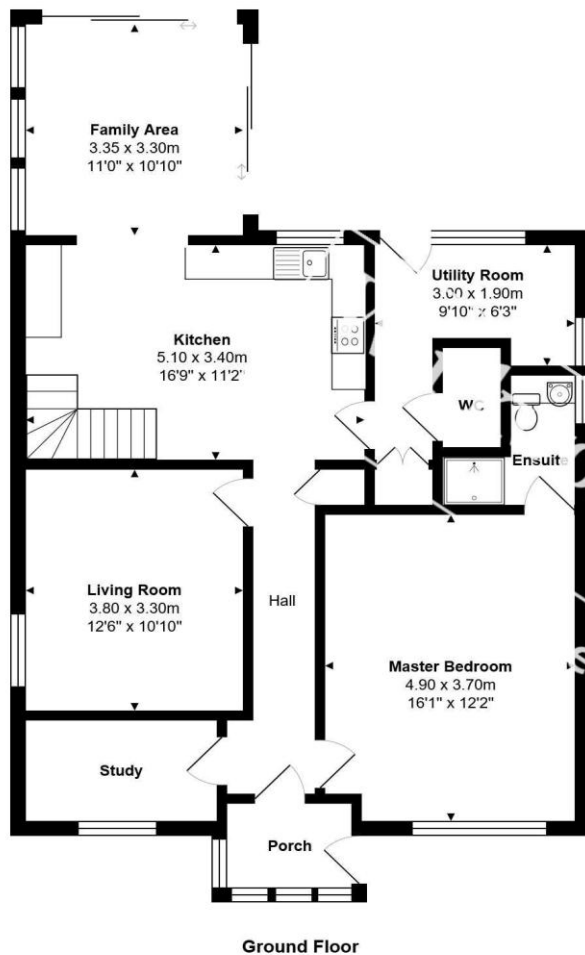
## At a glance...

- Refurbished detached chalet style bungalow
- Two first floor bedrooms and separate shower room
- Ground floor master bedroom with en suite shower room
- Study/bedroom four
- Living room/cinema room
- Open plan kitchen/breakfast/family room
- Separate utility room & cloakroom
- Garage & off road parking
- Raised composite decking with LED lights
- South facing garden
- Short walk to the picturesque Mudeford quay and award winning beaches
- BCP Council Tax Band = "D"









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		
England, Scotland & Wales EU Directive 2002/91/EC		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mudeford | 01425 274444 | mudeford@winkworth.co.uk

**Winkworth**

for every step...