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30 VISCOUNT DRIVE, MUDEFORD, BH23 4JN PRICE: £475,000 FREEHOLD

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Recently refurbished link detached house situated in a quiet residential cul-de-sac circa. 150 meters from the Mude Valley nature reserve.

30 Viscount Drive, Mundeford, Christchurch, Dorset BH23 4JN

Price: £475,000

Tenure: Freehold

01425 274444

mundeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the award winning Avon Beach and Friars Cliff Beach circa. 1 mile away. Mundeford Quay is circa 1.3 miles and the Mude Valley nature reserve is circa. 150 meters.

A short car ride from the property (circa. 5.2 miles) is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Circa. 3 miles away is the historic town of Christchurch which has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Description:

Recently refurbished link detached house situated in a quiet residential cul-de-sac circa. 150 meters from the Mude Valley nature reserve. The award winning Avon Beach is circa. 1 mile away and the picturesque Mundeford quay is circa 1.3 miles away. Presented in immaculate condition the property enjoys a west facing garden and garage.

Front door opens onto an entrance hallway with door to ground floor cloakroom with window, wash hand basin and w.c.

Spacious "L" shaped lounge/dining room with front aspect window and patio doors to the garden.

Kitchen has been fitted with work surfaces to three sides with a range of base and eye level cupboards and drawers. Inset sink unit with mixer tap, inset gas hob with electric oven under and extractor over. Integrated fridge and freezer. Space for dishwasher, space for washing machine and space for tumble dryer. Side door to garden and rear aspect window.

Stairs to first floor landing which has a side aspect window, door to airing cupboard.

Master bedroom is a good sized double and has space for wardrobes and front aspect window. Bedroom two is also a good sized double room with rear aspect window and built-in wardrobe space, includes loft hatch providing access to the loft space. The third bedroom is a small double/single room with storage cupboard.

Family bathroom is fully tiled and has a panelled bath with shower over, shower curtain, wash hand basin, w.c., radiator and rear aspect window.

At the side is a garage with up and over door, eaves storage space, light and power. Rear door to the garden.

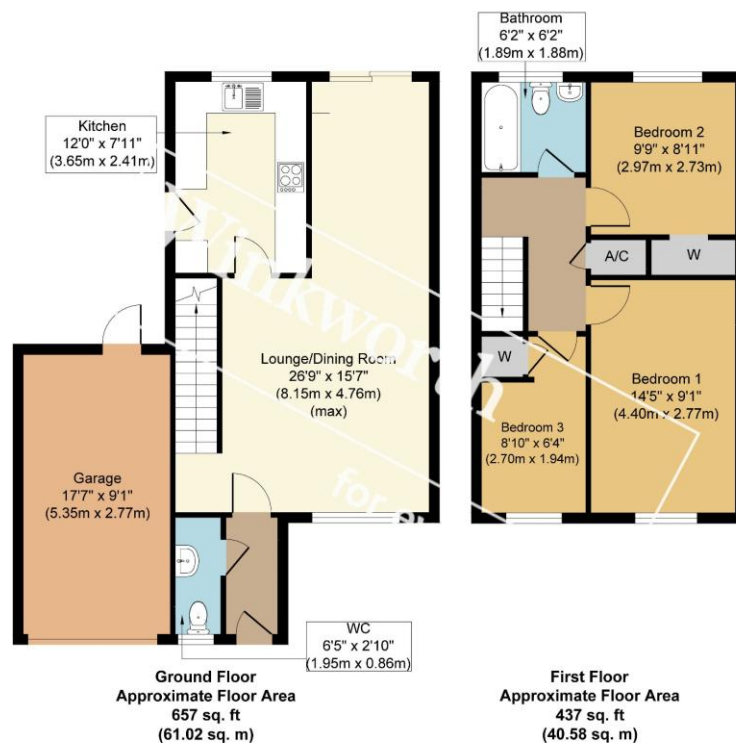
The west facing rear garden is mainly laid to lawn, with some decorative borders and patio. Summer house to the rear of the garden. At the front of the property is a driveway providing off road parking and low maintenance gravel/rockery area.

**All distances used in the description are approximate and have been calculated using Google maps.*

At a glance...

- Refurbished link detached house
- Three bedrooms
- Spacious lounge/dining room with doors to the garden
- Kitchen with some integrated appliances
- Ground floor cloakroom
- Family bathroom
- Garage & off road parking
- West facing garden with patio and summer house
- Immaculate presentation
- Circa. 150 meters to Mude Valley Nature Reserve
- Circa. 1 mile to award winning Avon Beach
- Circa. 1.3 miles to Mundeford quay
- BCP Council Tax Band = "D"





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

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		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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