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50 SHELDRAKE ROAD, MUDEFORD BH23 4BP OFFERS IN EXCESS OF £550,000 TENURE: FREEHOLD

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# Very well presented detached bungalow on the sought after "bird road" development in Mudeford just a short walk from award winning beaches and the picturesque Mudeford quay.

50 Sheldrake Road, Mudeford BH23 4BP

Offers in excess of £575,000    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 and Stanpit Marsh Nature Reserve are within walking distance.

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.

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.

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:

Very well presented detached bungalow on the sought after "bird road" development in Mudeford just a short walk from award winning beaches and the picturesque Mudeford quay. Garage, ample off road parking and space to the side for a caravan/motorhome or boat.

Upon entering the property through the main door situated on the side, you step into a hallway providing access to the entirety of this single-story residence.

Designed in an L-shape, the spacious living area presents a social hub, combining a sitting room/lounge and dining area with large front aspect window and further side aspect window providing plenty of light.

The contemporary kitchen maximises space for convenience, incorporating both eye-level and base units along with space for a washing machine. The kitchen benefits from an induction hob with integrated extractor fan, electric oven, integrated fridge/freezer and dishwasher. Adding to its features, this space is enhanced by a glazed side door leading to the garden.

The principal bedroom, situated at the rear of the bungalow has been fitted with a spacious wardrobe along one wall with sliding mirrored doors and ample shelving and hanging space.

Bedroom two is another double room, also at the rear with window overlooking the garden and space for wardrobes.

Recently modernised, the family bathroom showcases a corner shower and separate bath. Enhanced with elegant porcelain tiles, this room also features a combination vanity wash hand basin and W/C along with a heated towel rail, adding convenience and functionality to the space.

The property also features a single width garage with up and over door and rear door to the garden for added convenience.

The rear garden has been landscaped with paving stones and artificial grass. There is a further patio area to one side of the bungalow and at the other is a gravel area behind a wooden gate perfect for those wanting to store a small caravan/motorhome or boat.

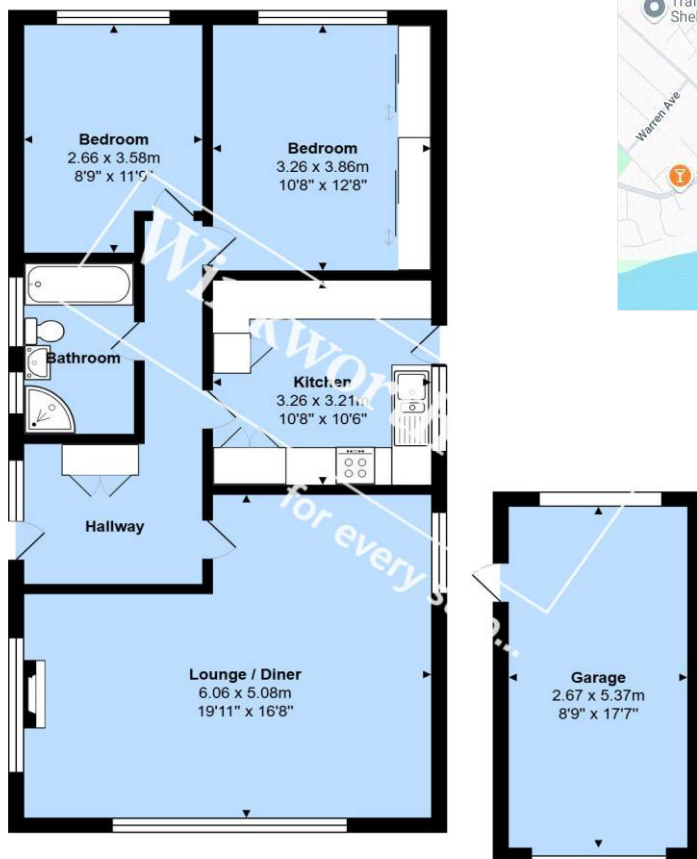
There is ample off road parking on the driveway at the front of the bungalow, space for a number of vehicles on the concrete drive leading to the garage and gravel area in front of the bungalow.

## At a glance...

- Very well presented detached bungalow
- Two double bedrooms
- Spacious lounge/dining room
- Fitted kitchen with some integrated appliances
- Family bathroom with bath & separate shower
- Garage, ample off road parking & space for a caravan/motorhome or boat
- Landscaped and easy maintenance gardens
- Short walk to award winning beaches & picturesque Mudeford quay
- BCP Council Tax Band = "D"







Total Area: 90.1 m<sup>2</sup> ... 970 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(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

### Useful Information

**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Ultrafast available up to 1000mbps

**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.

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