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3 SOMERFORD WAY, MUDEFORD, CHRISTCHURCH BH23 3QN GUIDE PRICE: £550,000 FREEHOLD

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# Beautifully presented detached chalet style bungalow with south facing garden very well situated just a short walk from local shops, schools and amenities within easy reach of Christchurch town centre, Stanpit Marsh nature reserve, the picturesque Mudeford quay and award winning beaches.

3 Somerford Way, Christchurch BH23 3QN

Guide Price: £550,000

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 is a short walk away.

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 detached chalet style bungalow with south facing garden very well situated just a short walk from local shops, schools and amenities within easy reach of Christchurch town centre, Stanpit Marsh nature reserve, the picturesque Mudeford quay and award winning beaches.

Front door opens on to entrance hall stairs rising to first floor, under stairs storage cupboard, door to ground floor cloakroom with rear aspect window, wash hand basin and WC.

Triple aspect lounge/dining room with French doors leading to the garden, front and side aspect windows. Feature fireplace including

wooden surround and mantle, tiled hearth, space for electric fire. Wood effect flooring.

Ground floor bedroom/reception room with front and side aspect windows. Further feature fireplace with wooden surround and mantle, tiled hearth and inset electric fire. Wood effect flooring.

The kitchen has been well fitted with a range of base and eye level units and drawers under work surfaces to all sides. Space for fridge, freezer and slimline dishwasher. Inset electric oven, four ring gas hob and extractor hood over. The kitchen opens through to a conservatory with glazed pitched roof, triple aspect windows and French doors to the garden.

First floor landing with doors to all bedrooms and bathroom.

Bedroom one has front and two side aspect windows, wardrobes, door to boiler room with recently serviced "Valliant" combi boiler, door to en suite shower room with rear aspect window, walk-in shower, wash hand basin and WC.

Bedroom two has front and side aspect windows, double wardrobe and space to built-in cupboard over the stairs.

Bedroom three has side and rear aspect windows, currently used as a single bedroom with office area.

Family bathroom has a rear aspect window, bath with shower over, wash hand basin and WC.

Externally:

Two tarmac drives at the front of the property provide off road parking space with a landscaped garden area in the middle all enclosed by picket fencing and some mature hedging.

Door to garage with twin opening doors, light and power. Utility area to the rear of the garage with space for washing machine, tumble dryer and further fridge/freezer. Rear door to the garden.

The south facing garden is a simply stunning space in a "Japanese" style. There is a patio area to the immediate rear of the bungalow with a raised decking area to one side. There is a range of mature shrubs, plants and bushes with a lawn area in the centre. There are three timber sheds, two measuring approx. 7m x 5m and one measuring 8m x 6m.

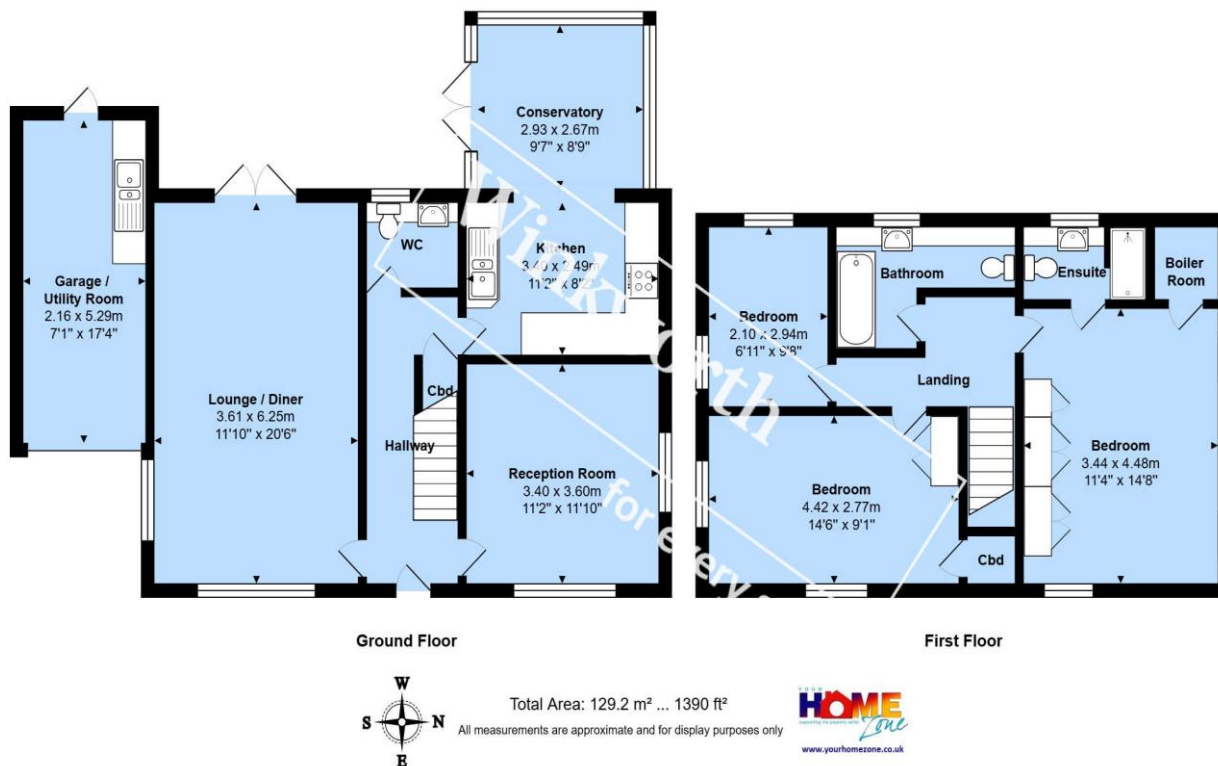
## At a glance...

- Detached chalet style bungalow
- Three first floor bedrooms
- En suite shower room & family bathroom
- Triple aspect lounge/dining room
- Ground floor bedroom/reception room
- Ground floor cloakroom
- Kitchen opens through to conservatory
- Garage with utility area & off road parking
- South facing garden
- Thermal double glazing & gas fired central heating
- Low energy lighting & outside security lights
- Short walk to local schools, shops and other amenities
- BCP Council - Tax Band = "E"









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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

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