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6 DAKOTA CLOSE, MUDEFORD, BH23 4TN **OFFERS OVER £600,000 FREEHOLD**

**Winkworth**

for every step...

# An immaculate detached house of approximately 1450 sq.ft. very well situated in a select pocket of this sought after development.

6 Dakota Close, Mudeford, Christchurch, Dorset BH23 4TN

Price: **Offers over £600,000**

Tenure: **Freehold**

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## Situation:

The property is situated adjacent to the Mude Valley nature reserve (a designated site of scientific interest) and within a mile of award winning beaches, the picturesque Mudeford quay and local schools.

A short car ride from the property (circa. 5 miles) 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 (circa. 2 miles) with its 11th century priory and town quay 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.

## Description:

An immaculate detached house of approximately 1450 sq.ft. very well situated in a select pocket of this sought after development. The property has been skilfully extended providing excellent bedroom accommodation and living space.

The ground floor includes an entrance hall, lounge with feature fireplace, spacious kitchen/dining room with contemporary units and worktops with integrated appliances.

There is a substantial UPVC conservatory extension at the rear with glass roof overlooking the gardens and French doors.

The first floor includes a master bedroom with dressing room and luxury en suite shower room. There are three further bedrooms and a separate family bathroom.

The property also benefits from an integral garage, off road parking and a sunny rear garden with side access and patio area at the rear.

### 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.

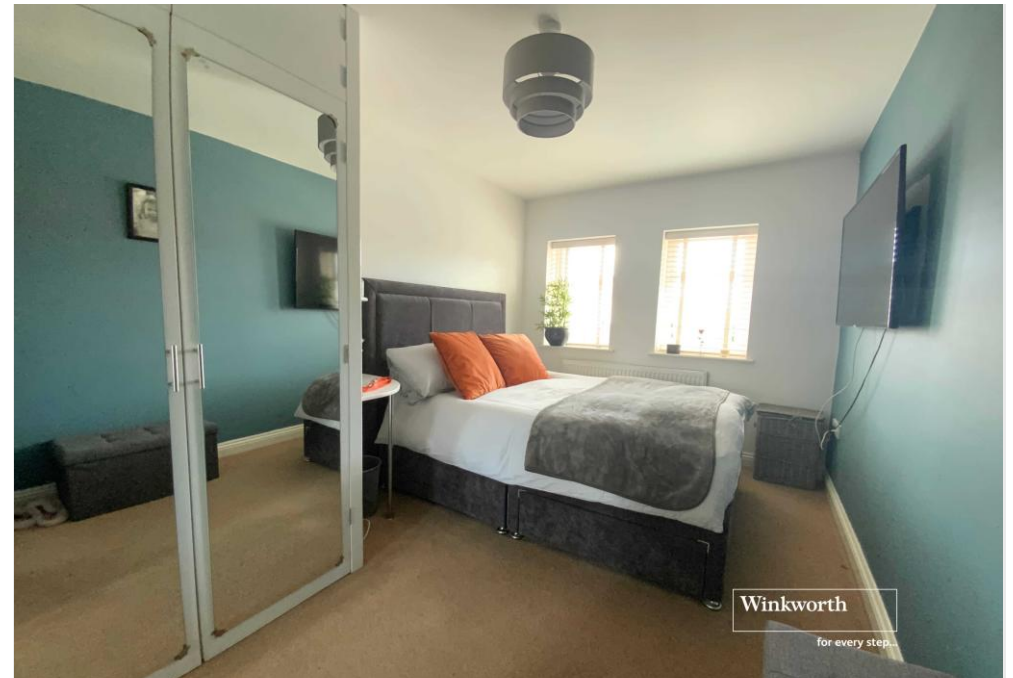
## At a glance...

- Immaculate detached house of approx. 1450 sq.ft.
- Master bedroom with dressing area and luxury en-suite shower room
- Three further first floor bedrooms and family bathroom
- Spacious kitchen/dining room with contemporary units and worktops with integrated appliances
- Substantial UPVC conservatory extension with glass roof overlooking the gardens
- Separate lounge with feature fireplace
- Integral garage and off road parking
- Private sunny garden to the rear with patio & side access
- Circa. 0.8 of a mile to award winning Avon Beach
- Circa. 1 mile to the picturesque Mudeford Quay
- Circa. 0.2 of a mile to the Mudeford Wood Community Centre and Mude Valley nature reserve
- Circa. 1 mile to Mudeford Junior School

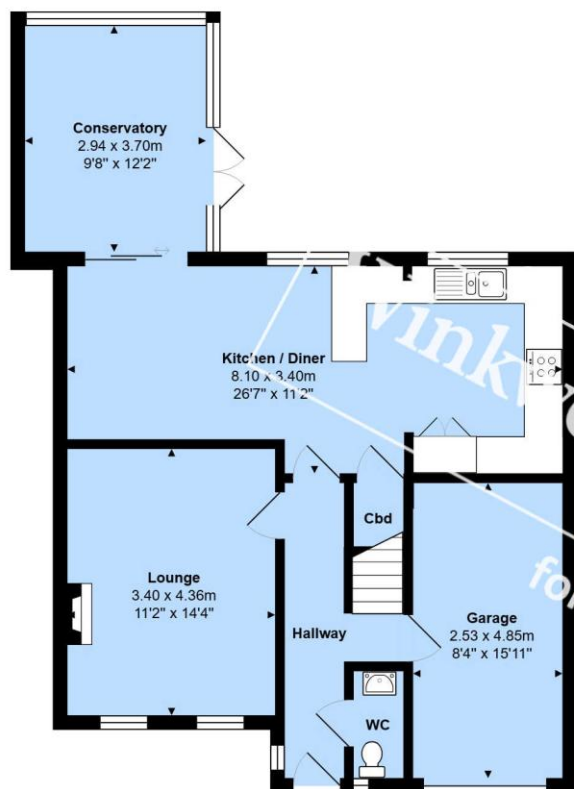




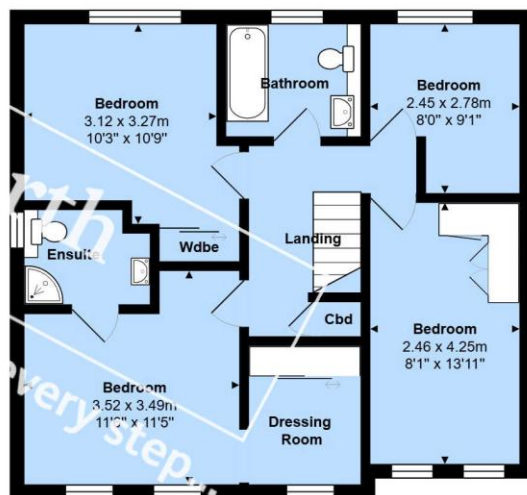








Ground Floor

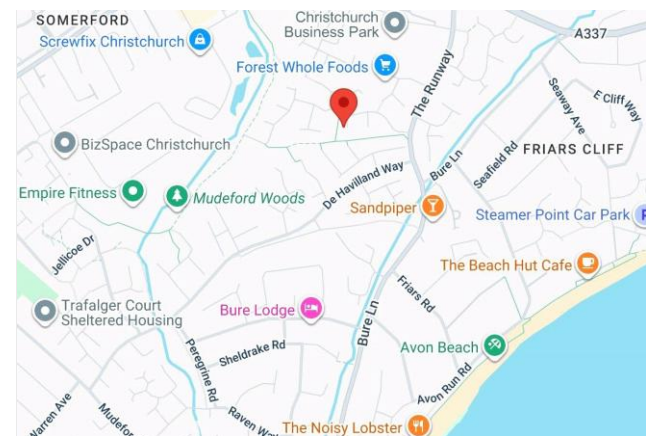


First Floor



Total Area: 135.8 m<sup>2</sup> ... 1462 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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