



Winkworth  
for every step...

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18 STIRLING WAY, MUDEFORD BH23 4JJ PRICE: £565,000

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# Well presented detached bungalow with SOUTH FACING GARDEN within easy walking distance of the sandy "blue flag" Avon beach and picturesque Mudeford quay.

18 Stirling Way, Mudeford BH23 4JJ

Price: £565,000 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:

Well presented detached bungalow with **SOUTH FACING GARDEN** within easy walking distance of the sandy "blue flag" Avon beach and picturesque Mudeford quay.

Front door opens on to an "L" shaped hallway leading to the bedrooms, shower room, cloakroom and lounge/diner. Storage cupboard and loft hatch providing access to loft space.

Lounge/diner - Dual aspect room with semi bay window at the front and French doors at the rear leading to the garden.

Kitchen - Rear aspect window and side aspect door leading to the driveway. The kitchen has been well fitted with a range of base and eye level units and drawers with laminate roll edge work surfaces to four sides. Inset sink unit with mixer tap, integrated low level double oven with inset electric hob and extractor hood over. The kitchen has space and plumbing for a washing machine, space for tall fridge/freezer and an integrated dishwasher.

Bedroom One - Rear aspect window, space for wardrobes.  
Bedroom Two - Front aspect bay window, space for wardrobes.  
Bedroom Three - Front aspect window, space for wardrobe.

Shower Room - Corner shower cubicle, wash hand basin, low level WC, heated towel rail, rear aspect window, half tiled walls, tiled floor.

Separate cloakroom with low level WC, wash hand basin and rear aspect window.

Detached garage with up and over door, light and power.

Externally

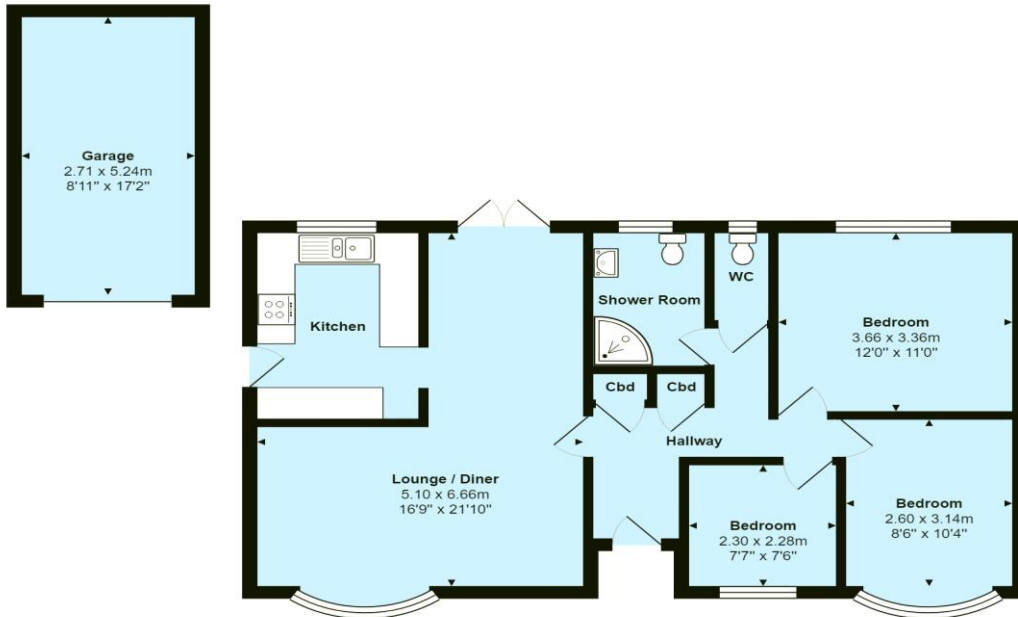
The front garden is mainly laid to lawn with a few mature shrubs. Driveway providing off road parking leads down the side of the bungalow to the garage. Side gate through to rear garden.

The rear garden is south facing and mainly laid to lawn with a stone patio running across the rear of the bungalow and to the side of the garage. Shed to the rear of the garage. Rear gate providing pedestrian access to Bure Homage Lane. The garden is well stocked with a range of flowers, plants and shrubs.

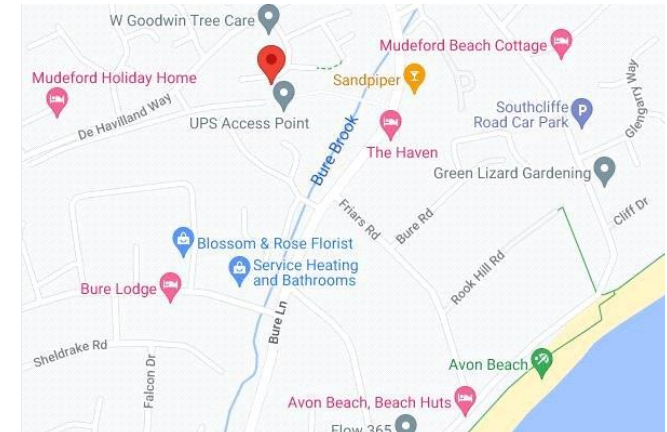
## Summary:

- Well presented detached bungalow
- Three bedrooms
- Lounge/dining room
- Fitted kitchen
- Shower room & separate cloakroom
- Garage & off road parking
- Good sized south facing garden
- Rear gate to Bure Homage Lane
- Short walk to Avon beach & Mudeford quay
- BCP Council Tax – band "D"





Total Area: 78.3 m<sup>2</sup> ... 842 ft<sup>2</sup> (excluding garage)  
 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>		<b>87</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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