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56A LINGWOOD AVENUE, MUDEFORD BH23 3JT PRICE: £699,950 FREEHOLD

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Recently extended and completely refurbished detached chalet style bungalow very well situated for award winning beaches, the picturesque Mudeford quay, Stanpit Marsh nature reserve and local schools.

56a Lingwood Avenue, Mudeford BH23 3JT

Price: £699,950

Tenure: Freehold

01425 274444

mudeford@winkworth.co.uk

Description:

Recently extended and completely refurbished detached chalet style bungalow very well situated for award winning beaches, the picturesque Mudeford quay, Stanpit Marsh nature reserve and local schools. Finished to a high standard throughout the property is presented in immaculate condition.

Composite front door opens onto a spacious entrance hall with stairs leading to the first floor and under stairs storage cupboard.

The hall opens through into a stunning and spacious lounge with bi-folding doors through to the garden.

Spacious open plan kitchen/dining room has space for a table and chairs to one side with two rear aspect windows and French doors leading to a small courtyard style garden area.

The kitchen area has been newly fitted with a range of matching wall and base units, together with a Quartz work surface over with matching up stands. Inset one and a half bowl stainless steel sink unit with a mixer tap over. Various integrated appliances including Neff eye level double oven and microwave oven, four ring induction hob with extractor over, Indesit dishwasher, Indesit washing machine and fridge/freezer. Two built-in wine coolers. Cupboard housing wall mounted Glow Worm central

heating and hot water combination boiler. Front aspect window and sky lantern providing natural light.

Bedroom two also enjoys a dual aspect with windows to the front and rear. Door to eaves storage. Door to en suite shower room with suite comprising WC, wash basin with mixer tap over, storage cupboard under. Walk-in double shower cubicle with rainfall shower head over and separate handheld attachment. Wall mounted heated towel rail.

Ground floor bedroom/office space with front aspect window and space for wardrobes.

Newly fitted family bathroom to the ground floor with a four piece white suite comprising wash basin with mixer tap over, storage drawers under, deep fill bath, WC, generous shower cubicle with rainfall shower head over and separate handheld attachment and wall mounted heated towel rail.

Impressive first floor landing with glass balustrade, semi vaulted ceiling and Velux windows.

Principal bedroom enjoys dual aspect windows to the front and side. Doors to eaves storage and space for wardrobes. Door to en suite shower room with rear aspect frosted window, WC, wash basin with mixer tap over, storage cupboard under. Walk-in double shower cubicle with rainfall shower head over and separate handheld attachment. Fully tiled within the shower area. Wall mounted heated towel rail.

Bedroom two also enjoys a dual aspect with windows to the front and rear. Door to eaves storage. Door to en suite shower room with suite comprising WC, wash basin with mixer tap over, storage cupboard under. Walk-in double shower cubicle with rainfall shower head over and separate handheld attachment. Wall mounted heated towel rail.

Outside  
To the front of the property there is a newly laid brick block driveway providing off road parking for four vehicles. Timber side gate provides access to the garden. Double doors from the kitchen leads to the sun trap courtyard garden which has been laid to decorative shingle. Space for table and chairs perfect for Al Fresco dining. Timber side gate provides access to the front. Outside tap. Pathway leads to the garden.

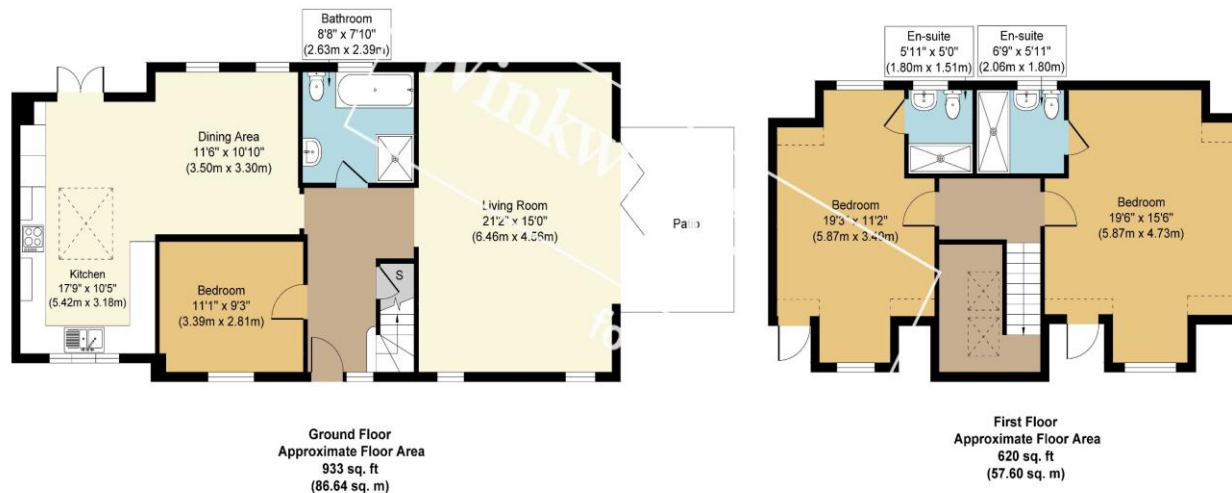
From the sitting room triple bi fold doors lead to the sunny and secluded rear garden with a large patio area which in turn leads onto the remainder of the wrap around garden which has been laid to lawn with newly installed timber panel fencing. Raised flower and shrub border. Further hard standing area for a garden room/store. Separate side gate leads to the front of the property.

CAT6 wiring throughout the property.

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](mailto:mudeford@winkworth.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 85 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### At a glance...

- Recently extended and fully refurbished detached chalet style bungalow
- Three double bedrooms
- Three bath/shower rooms
- Spacious lounge with bi-fold doors to the garden
- Spacious kitchen/dining room with lantern ceiling and integrated appliances
- Off road parking
- Space & hard stand for garden room/store
- Immaculate presentation
- Short walk to award winning beaches, the picturesque Mudeford quay and Stanpit Marsh nature reserve

### 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.

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