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3 KEYES CLOSE, MUDEFORD BH23 3ES PRICE: £525,000 FREEHOLD

Winkworth

for every step...

Very well situated in a quiet cul-de-sac close to Mudeford Wood is this well presented and deceptively spacious detached bungalow.

3 Keyes Close, Mudeford BH23 3ES

Price: **£525,000**

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 situated in a quiet cul-de-sac close to Mudeford Wood is this well presented and deceptively spacious detached bungalow. Highlights include a private south facing garden, conservatory and triple garage. The property is offered with no forward chain and enjoys versatile accommodation.

Front door at the side of the bungalow opens onto an entrance porch which in turn leads into an internal hallway. Dining room with front aspect box window, door to separate lounge with front aspect window and feature fireplace.

Fully tiled family bathroom with side aspect window and suite comprising corner bath, wash hand basin with vanity unit, bidet and WC.

Two double bedrooms, the master enjoys a rear aspect window overlooking the garden and door to built in wardrobe. Bedroom two has a front aspect window.

Galley style kitchen with a range of base and eye level unit and drawers, further hall with built in storage cupboard, separate utility room and conservatory.

There is a separate shower room with walk-in shower, wash hand basin and WC.

Outside

To the front of the property is a concrete driveway which provides off road parking for 2/3 vehicles. A wrought iron gate provides access to the front garden which has been laid to patio with various shrub borders, together with a timber framed side gate providing access to the rear garden. There is a raised rockery area and a pleasant aspect overlooking Mudeford Wood.

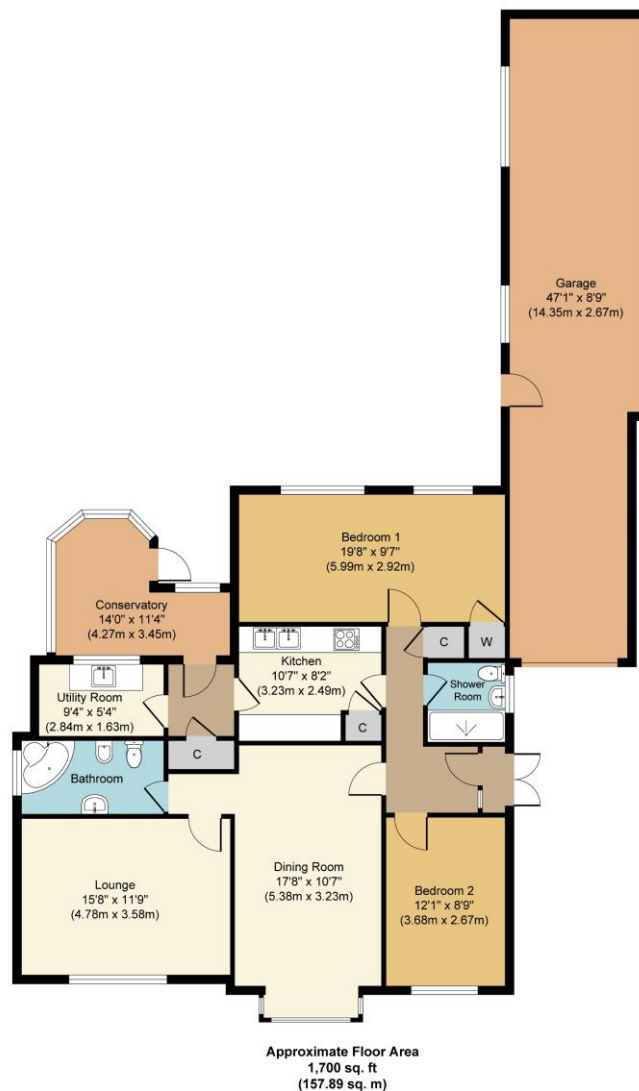
The sunny and secluded south facing garden has been laid to patio for ease of maintenance with many flower, shrub and tree borders. Timber framed shed. Personal door to the side of garage. Side access via gate to the front of the property. Outside tap & power.

Triple Length Garage to the side of the bungalow measuring 47'4 x 8'9 with electric roller door, light and power. The garage has side aspect windows and side door to the garden.

At a glance...

- Well presented detached bungalow
- Two/three double bedrooms
- Lounge
- Separate dining room/bedroom
- Kitchen & utility room
- Conservatory
- Family bathroom & separate shower room
- Entrance hall
- Triple length garage and off road parking
- South facing garden
- No forward chain
- BCP Council Tax Band = "E"





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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