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29 ELDERBERRY LANE, MUDEFORD, BH23 3RN **PRICE: £475,000 FREEHOLD**

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for every step...

Extended and beautifully presented link detached house with a south west facing garden backing onto the Mudeford Junior School playing field within a mile of the picturesque Mudeford quay and award winning beaches.

29 Elderberry Lane, Mudeford, Christchurch, BH23 3RN

Price: **£475,000**

Tenure: **Freehold**

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Description:

Extended and beautifully presented link detached house with a south west facing garden backing onto the Mudeford Junior School playing field within a mile of the picturesque Mudeford quay and award winning beaches.

Double glazed composite front door opens to an entrance hall, stairs to the first floor, open storage underneath. Doors leading to utility room/cloakroom with a range of matching wall and floor units with a solid wood work surface over. Wash hand basin, w.c. and space for washing machine and tumble dryer.

Door from the hall to the living room which is open through to a dining area and the kitchen. Double glazed window to the front aspect. The kitchen area has a double glazed sliding door that overlooks the rear garden, two Velux windows in the ceiling and a door to the side aspect. A range of matching wall and floor units with soft close drawers and a solid wood work surface over. Inset single sink, mixer tap, induction ceramic hob, oven hood above and an electric oven below. Space for an American style fridge freezer.

Door from internal hall through to bedroom four/reception room (converted from the garage). Double glazed window and door that overlook the rear garden. Velux window to the ceiling.

First floor landing with double glazed window to the side aspect, loft hatch with pull down ladder and airing cupboard with shelving for linen storage and a combination gas boiler (Comes with a service contract). Rooms leading off the landing:

Bedroom one is a good sized double room with double glazed window to the front aspect, bedroom two is also a double with a rear aspect window while bedroom three is a single room with front aspect window.

The family bathroom has an obscured double glazed window to the rear aspect. Fitted with a modern suite including a double end bath, mixer tap with shower attachment and a separate shower unit with thermostatic controller. Wash hand basin, w.c. and fully tiled walls, tiled flooring, chrome ladder towel rail and a mirror cabinet.

Externally, the front has been laid with a smart brick paved driveway allowing off road parking for three cars, shrubs to the front and side access via a timber gate.

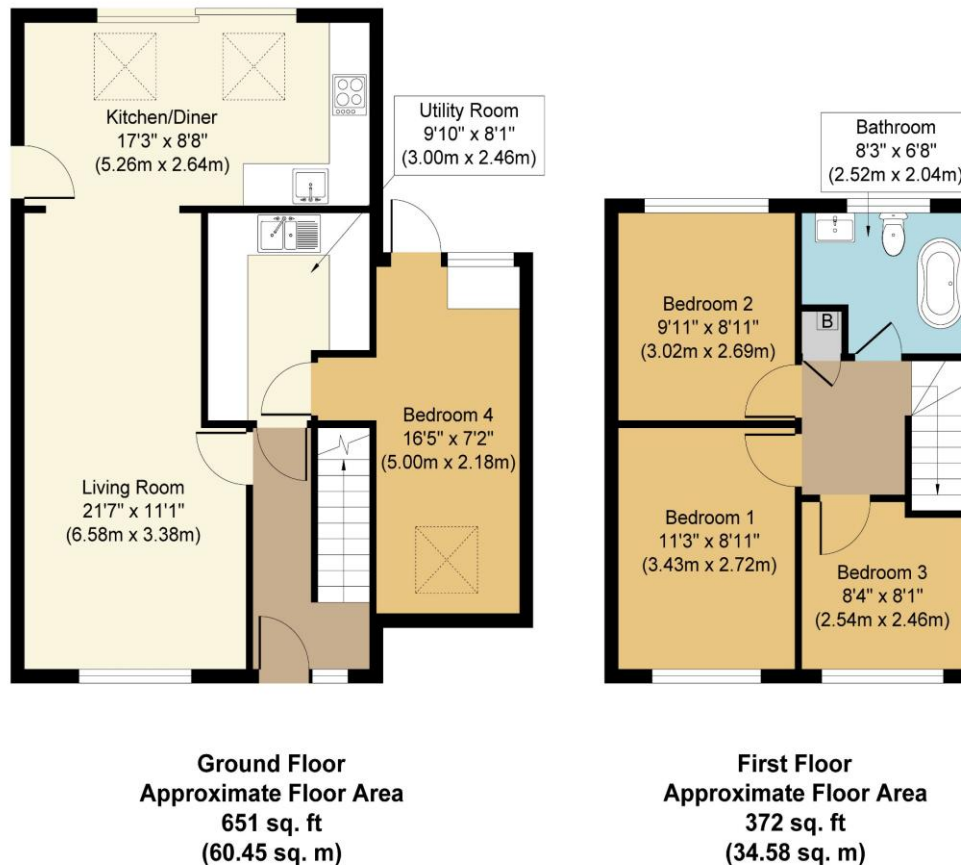
At the rear is a south west facing garden that offers a great deal of privacy. The garden has been laid to artificial grass, paved patio abutting the rear of the house and paths to the side aspects. Timber pergola to the side aspect, raised timber planting beds with a selection of shrubs and bushes. Timber shed to one side, outside water tap, power point and light points

At a glance...

- Immaculate link detached house
- Three/four bedrooms
- Open plan dual aspect kitchen/diner/living space
- Separate utility room/cloakroom
- Ground floor bedroom 4/reception room
- First floor family bathroom
- Entrance hall
- Brick paved driveway
- South west facing garden
- Backs onto Mudeford Junior School
- 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

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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