



29 Elderberry Lane, Mudeford, Dorset, BH23 3RN

£475,000 *Freehold*



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

KEY FEATURES

- 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
- Southwest facing garden



Mudeford

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DESCRIPTION

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 woodwork 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 woodwork 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).

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 southwest facing garden that offers a great deal of privacy. The garden has been laid to artificial grass, paved 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.





LOCATION

The property is situated within easy reach of the historic town of Christchurch (1.5 miles) with its wide range of shops, restaurants, and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Some of the area's most beautiful beaches and coastline are close by with award winning Avon Beach and Friars Cliff Beach easily accessible, along with the unspoilt Stanpit Marsh Nature.

A short car ride from the property is the New Forest National Park (5 miles) 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.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HIG260024>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: D

EPC rating: D

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

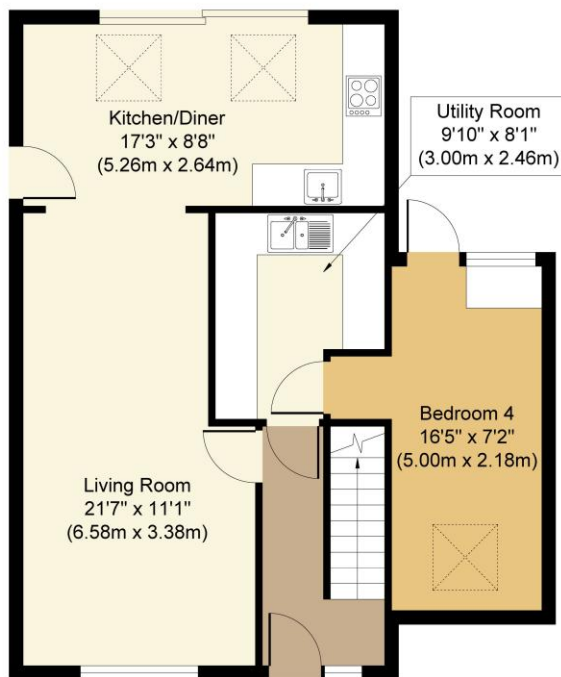
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

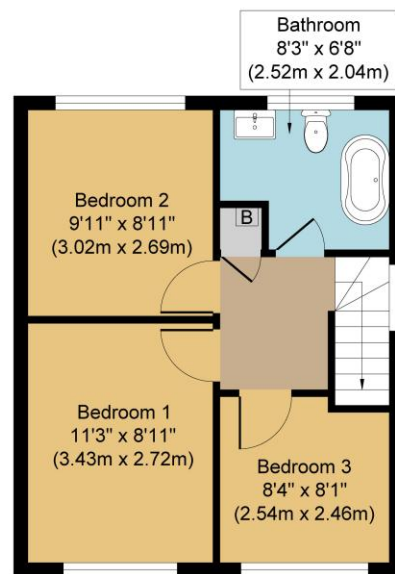
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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		

* <https://checker.ofcom.org.uk/> used for information regarding service availability



Ground Floor
Approximate Floor Area
651 sq. ft
(60.45 sq. m)



First Floor
Approximate Floor Area
372 sq. ft
(34.58 sq. m)

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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