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18 DENNISTOUN AVENUE, MUDEFORD, CHRISTCHURCH BH23 3QL OFFERS IN EXCESS OF £425,000 FREEHOLD

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# Well presented detached chalet bungalow close to local shops and amenities with award winning beaches, the picturesque Mudeford quay and Stanpit Marsh nature reserve all within easy reach.

18 Dennistoun Avenue, Mudeford, Christchurch, Dorset BH23 3QL

Price: offers in excess of £425,000

Tenure: Freehold

01425 274444

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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 chalet bungalow close to local shops and amenities with award winning beaches, the picturesque Mudeford quay and Stanpit Marsh nature reserve all within easy reach. Versatile accommodation with three bedrooms, two bathrooms, three receptions rooms and a large detached garage.

Front door at the side opens on to a spacious hallway.

Door to Kitchen which is fitted with a range of matching base and wall mounted cupboards and drawers with work surfaces three

sides and tiled splash backs. Space and point for cooker, space for low level fridge and freezer. Rear aspect windows and door to conservatory. Separate dining area with rear aspect window and stairs rising to the first floor.

Spacious lounge with front aspect bay window and side aspect window. Feature fireplace with space inset gas fire.

Conservatory to the rear, UPVC construction with brick edging to both sides and rear all housed under a UPVC glazed roof. Double opening French doors provide access out onto the rear garden.

Newly fitted ground floor shower room fitted with a matching suite comprising low level flush WC, mounted wash hand basin with vanity cupboard below and a walk-in shower.

Ground floor double bedroom with front aspect bay window and further double bedroom with side aspect window.

Recently re-decorated spacious master suite to the first floor with Velux windows and newly fitted en suite with Velux window and suite comprising low level WC and wash hand basin with vanity drawers.

Large newly fitted detached garage to the rear with tarmac driveway accessed via wooden gates at the side. Brick paved driveway at the front providing ample parking space with five bar timber gate for security.

Good size rear garden with paved patio at the rear of the bungalow and the rest mainly laid to lawn. Enclosed with newly fitted timber fencing and stocked with a ranged of shrubs and plants.

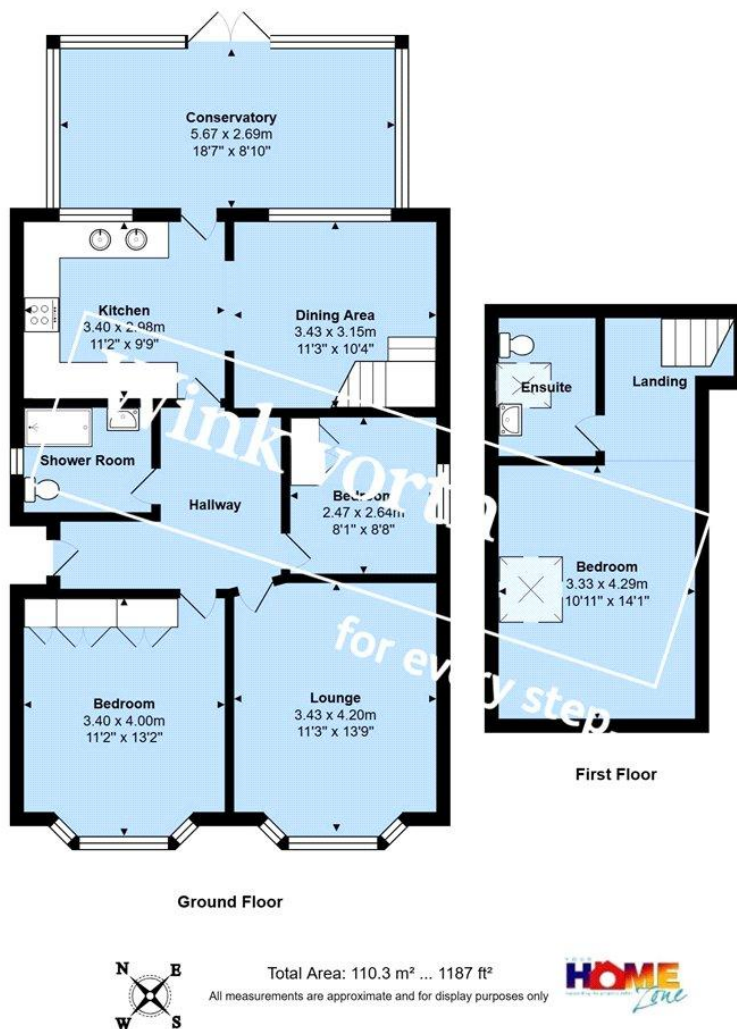
## At a glance...

- Well presented detached chalet bungalow close to local shops, schools and other amenities
- Three double bedrooms
- Lounge & conservatory
- Kitchen open through to dining room
- First floor en suite and ground floor shower room
- Large detached newly fitted garage at the rear
- Newly fitted roof
- Ample off road parking
- Established rear garden
- No forward chain
- BCP Council Tax - Band "D"









#### Useful Information

**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 1000mbps

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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