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for every step...

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27 FALCON DRIVE, MUDEFORD, BH23 4BB **£725,000 FREEHOLD**

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Very well situated detached chalet style bungalow presented in immaculate condition circa. 650 meters from the award winning Avon beach on the sought after "bird" roads development in Mudeford.

27 Falcon Drive, Mudeford, Christchurch, Dorset BH23 4BB

Price: £725,000

Tenure: Freehold

01425 274444

mudeford@winkworth.co.uk

Situation:

This delightful chalet style bungalow is very well situated on the sought after "bird" roads development in Mudeford circa. 650 meters from the award winning Avon Beach and the picturesque Mudeford Quay. Steamer Point Nature Reserve and Stanpit Marsh Nature Reserve are both circa. 1 mile away.

Within circa. 5 miles is the New Forest National Park offering some of the country's most stunning countryside. The historic market town of Christchurch with its picturesque quay is circa. 2 miles away and has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield in Bournemouth.

Christchurch and Hinton Admiral stations provide regular train services to Bournemouth, Southampton, Clapham Junction and London Waterloo.

Description:

Very well situated detached chalet style bungalow presented in immaculate condition circa. 650 meters from the award winning Avon beach on the sought after "bird" roads development in Mudeford.

Front door opening onto a hallway leading through to the ground floor accommodation.

Master bedroom with front aspect window and space for wardrobes.

Fitted kitchen with side aspect window, range of base and eye level units and drawers, integrated appliances include electric oven/grill, gas hob and space/plumbing for washing machine. Breakfast bar with space for stools to one side. Door to rear porch.

Family bathroom with rear aspect window, suite comprising bath with shower over, w.c. and wash hand basin.

Lounge with feature fireplace, inset gas fire, front and side aspect windows. Separate dining room with double doors through to a conservatory and stairs leading to the first floor.

The first floor has a spacious landing area, two dual aspect double bedrooms and a separate shower room with rear aspect window, shower cubicle, wash hand basin and w.c.

Externally, there is a paved patio area across the rear of the property, area of lawn and a border with mature shrubs at the rear of the garden.

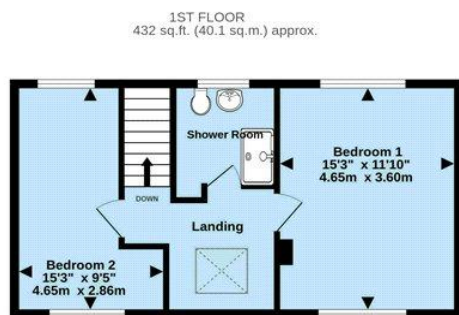
At the front of the property is tarmac driveway leading to a detached single garage with up and over door, light, power, eaves storage space, side aspect window and side door to the garden. There is also a patio and gravel area at the front providing extra parking space if required.

At a glance...

- Detached chalet style bungalow
- Three double bedrooms
- First floor shower room and ground floor bathroom
- Spacious lounge with feature fireplace
- Separate dining room
- Kitchen & rear porch
- Conservatory
- Detached garage & off road parking
- Private and enclosed rear garden
- Circa. 650 metres to award winning Avon Beach & the picturesque Mudeford quay
- Offered with no forward chain
- BCP Council - Tax Band = "D"







TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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