



Winkworth

for every step...

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2 OSPREY CLOSE, MUDEFORD, BH23 4RX

£740,000 FREEHOLD

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This attractive detached family house offers spacious and versatile accommodation with a lovely rear garden and is quietly situated in a peaceful cul-de-sac within a half mile walk from the picturesque Mundeford Quay and award winning beaches. Whilst the house has been well maintained over the years it could now benefit from some updating. Offered with no forward chain, an internal viewing is highly recommended.

Osprey Close, BH23

£740,000

01425 274444

mundeford@winkworth.co.uk

Situation:

Osprey Close is a peaceful cul-de-sac within half a mile walk of the picturesque Mundeford quay, via a footpath at the end of the road. All the houses in the road have been built to high standard, each being of a different design including unique features, resulting in an exclusive feel.

Mundeford enjoys a spectacular location with traditional family houses and with Christchurch Harbour on one side and Christchurch Bay on the other it makes for a wonderful place to live.

The picturesque Quay is a focal point for the area and is popular with families going crabbing as well as water sports enthusiasts. There are stunning views to Mundeford Sandbank and across Christchurch Bay to the Isle of Wight, while a promenade heads east to sandy Gundimore and Avon Beaches.

A ferry service from the Quay takes pedestrians across the harbour mouth to Mundeford Sandbank. This sandy peninsula is a glorious destination with its continental vibe and colony of colourful beach huts - the most expensive ones in the UK!

Mundeford has also developed impressive foodie credentials with the likes of smart waterside restaurants The Jetty and Upper Deck at Christchurch Harbour Hotel, while there is an annual seafood festival on Mundeford Quay.

Description:

The front door opens into a welcoming reception hall with a cloakroom, storage cupboard, stairs to the first floor and doors giving access to all the ground floor living rooms.

The light and spacious sitting room enjoys a front aspect bay window and feature fireplace. Double doors lead through to a separate dining room with side door to the kitchen and rear aspect doors to a conservatory.

The conservatory is of UPVC construction on a brick base with triple polycarbonate roof, doors to and pleasant views of the garden.

The kitchen offers a comprehensive range of storage units, drawers and appliances. Opening through to the breakfast room with rear aspect French doors to the garden. The adjoining utility room has additional storage, a sink, side door and integrated fridge and freezer.

The first floor boasts four double bedrooms and one single bedroom/study, each with built-in/fitted wardrobes.

The principal bedroom features an en-suite shower room whilst the family bathroom serves the additional bedrooms.

Outside

The front is approached by a block-paved driveway providing parking for at least two cars and leading to an integral garage with up and over door, light power and side door.

The front garden has been landscaped and stocked with some established trees. Gated side access leads to the rear garden which has a patio area to one corner and the remainder being laid to lawn. The whole is enclosed by wooden panel fencing and mature shrubs, providing a good degree of privacy. This lovely, easy to maintain garden is an ideal setting for al-fresco dining and afternoon/evening entertaining.



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At a glance...

- Attractive detached family house
- Five bedrooms
- En suite shower & family bathroom
- Lounge & separate dining room
- Kitchen with breakfast room & separate utility
- Conservatory
- Ground floor cloakroom
- Enclosed rear garden
- Integral garage & off road parking
- Within half a mile from the picturesque Mudford quay & award winning beaches
- No forward chain
- BCP Council Tax Band = "F"

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	65 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 166.8 m² ... 1796 ft²
 All measurements are approximate and for display purposes only



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Mudford | 01425 274444 | mudford@winkworth.co.uk



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