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39 BURE LANE, FRIARS CLIFF BH23 4DJ PRICE: £825,000 FREEHOLD

Winkworth

for every step...

Very well situated detached chalet style bungalow presented in immaculate condition circa. 600 meters from the award winning Avon beach on the edge of the exclusive Friars Cliff conurbation.

39 Bure Lane, Friars Cliff, Christchurch, Dorset BH23 4DJ

Price: £825,000

Tenure: Freehold

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Situation:

The house is very well situated on the edge of Christchurch harbour circa. 600 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.

Description:

Very well situated detached chalet style bungalow presented in immaculate condition circa. 600 meters from the award winning Avon beach on the edge of the exclusive Friars Cliff conurbation. Comes with planning permission for a side extension.

Entrance vestibule and inner hallway leading through to the ground floor accommodation.

Two double bedrooms to the ground floor with a separate shower room and polished parquet wood flooring throughout the ground floor.

Utility room with space and plumbing for washing machine and tumble dryer.

Stunning open plan living space with full width bi-fold doors to the garden, "Chesney Alpine" multi-fuel stove to one corner and central island to the kitchen.

The kitchen area has been well fitted with a number of integrated appliances and induction hob under solid Iroko wood work surfaces with a range of base and eye level units and drawers.

From the lounge area stairs rise to a first floor landing. Two further double bedrooms to the first floor with built in storage space and a separate family bathroom.

Externally, there is an Indian stone patio across the rear of the property with steps leading up to a raised lawn area with decorative borders well stocked with a range of shrubs, plants and three apple trees.

To one side of the property is a large area running from the front to the rear providing space for bikes and paddle boards. At the front of the property is a good sized brick paved driveway providing ample space for a number of cars and a motorhome/caravan.

BCP Council - Tax Band = "E"

At a glance...

- Light & airy, extended and well presented detached chalet style bungalow
- Four double bedrooms & Two bath/shower rooms
- Stunning open plan living space with bi-fold doors to the garden and "Chesney Alpine" multi-fuel stove
- Central island to the kitchen area with a range of integrated appliances & induction hob
- Solar water heating system, provides ample hot water during the summer
- Landscaped garden with Indian stone patio area and raised lawn
- Brick paved driveway providing ample off road parking
- Large side area perfect for bikes & paddle boards
- Circa. 600 meters to the award winning Avon Beach & picturesque Mudeford quay
- Planning permission granted for further side extension



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 affecting the sale of the property under "Part C" of Material Information.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 74 C | 82 B |



for every step...

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