



Winkworth

for every step...

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11 FALCON DRIVE, MUDEFORD, BH23 4BA **PRICE: £750,000 FREEHOLD**

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Beautifully presented detached bungalow with generous sized garden (circa. 150ft long) very well situated within circa. 500 metres of the award winning Avon Beach and picturesque Mudeford quay.

11 Falcon Drive, Mudeford, Christchurch, Dorset BH23 4BA

Price: **£750,000**

Tenure: **Freehold**

01425 274444

mudeford@winkworth.co.uk

Situation:

The property is very well situated within circa. 500 metres of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's award winning Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is just around the corner too. A short car ride (circa. 5 miles) from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby (circa. 2 miles) 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.

Description:

Beautifully presented detached bungalow with generous sized garden (circa. 150ft long) very well situated within circa. 500 metres of the award winning Avon Beach and picturesque Mudeford quay.

Spacious entrance hall with airing cupboard and loft hatch to a spacious loft area.

Four bedrooms, two spacious doubles at the front with feature bay windows. Two further bedrooms which could either be small double rooms or make perfect home office space.

Luxury shower room with side aspect window, corner shower cubicle, heated towel rail, w.c. and wash hand basin with vanity unit.

Open plan kitchen/dining room at the rear of the bungalow with small sun room off. The kitchen has a central island and has been fitted with wooden work surfaces and a range of base and eye level units and drawers. Space for appliances including fridge/freezer, washing machine and range style cooker.

Lounge at the rear with side aspect window and sliding patio doors opening to the garden. There is a feature fireplace with space for an electric fire (potential to install a wood burner).

Off road parking at the front and side leads to a detached garage measuring over 20ft long with up and over door, light, power and side door leading to the garden.

The generous rear garden is mainly laid to lawn and measures approx. 150ft in length with some mature shrubs and hedges providing a good level of privacy. There is also a lawn area at the front of the property which could easily be converted into more parking space if required.

This fantastic bungalow also has further scope to extend into the roof space or at the side and rear subject to relevant planning permission. An internal inspection is highly recommended.

At a glance...

- Beautifully presented detached bungalow
- Four bedrooms
- Lounge
- Kitchen/dining room
- Shower room
- Sun room
- Garage & off road parking
- Electric heating & UPVC double glazing
- Generous garden measuring circa. 150ft long
- Circa. 500 metres from award winning Avon Beach and the picturesque Mudeford quay
- Scope to extend and further improve subject to relevant planning permission
- BCP Council Tax Band - "D"







Total Area: 85.5 m² ... 920 ft² (excluding garage)
All measurements are approximate and for display purposes only



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		75 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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