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1 HALIFAX WAY, MUDEFORD, CHRISTCHURCH BH23 4TX PRICE: £499,950 FREEHOLD

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# Well presented link detached house in a quiet cul-de-sac close to Mudeford Wood. The property enjoys a south facing garden and versatile accommodation. Award winning beaches and excellent local schools are also nearby.

1 Halifax Way, Mudeford BH23 4TX

Price: **£499,950**

Tenure: **Freehold**

**01425 274444**

mudeford@winkworth.co.uk

## Situation:

The property is situated adjacent to the Mude Valley nature reserve (a designated site of scientific interest) and 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.

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 link detached house in a quiet cul-de-sac adjacent to the Mude Valley nature reserve. The property enjoys a south facing garden and versatile accommodation. Award winning beaches and excellent local schools are also nearby.

The front door leads into the entrance hall. There is a ground floor cloakroom with WC and basin.

The open plan living space is set to the rear of the property with doors to the garden. The kitchen features a range of base and eye level units as well as some integral appliances. Side door and space for a dining room table and chairs.

The property has been extended to the front in order to create an annexed area which is currently set up as a bedroom with ensuite shower room. This could represent an excellent investment opportunity or become additional living space.

The rear section of the garage has been converted into a home office space which is accessed from the entrance hall.

Stairs lead up to the first floor landing with two storage cupboards and loft access.

Bedroom one is set to the rear of the property with its own ensuite shower room. There are two further bedrooms on the first floor as well as a family bathroom.

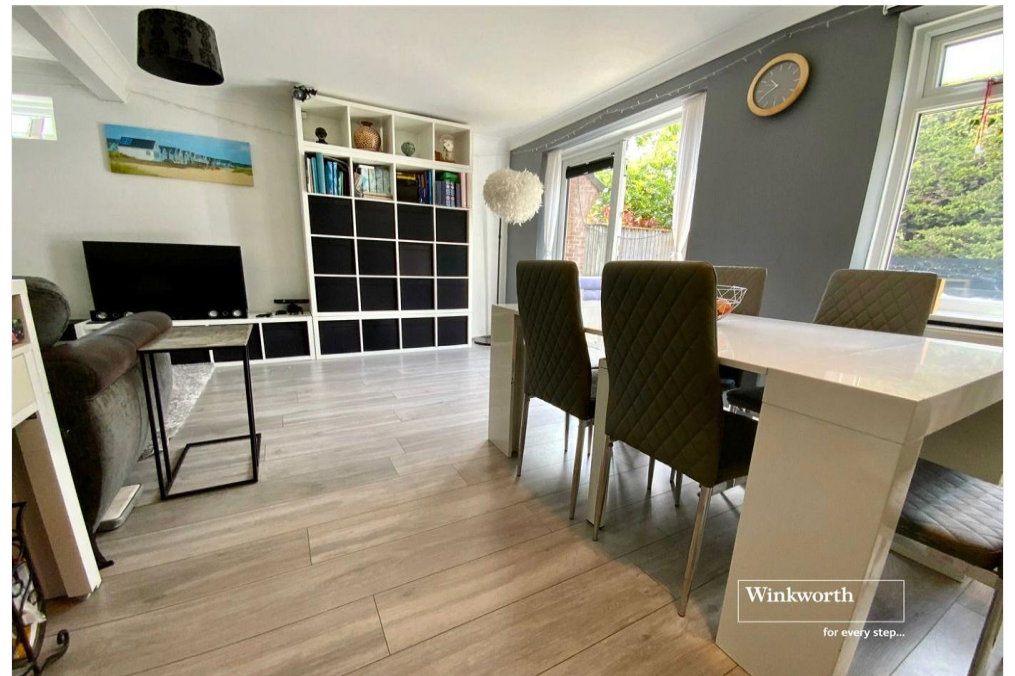
To the front of the property there is a driveway providing ample off road parking. The front section of the garage has been retained for storage.

The rear garden is a key feature of this home with its good degree of privacy and southerly aspect. There is a raised decking area with space for Jacuzzi hot tub, patio to one side and lawn to the rear. Storage space to one side of the property side access from the front via a side gate to the other.

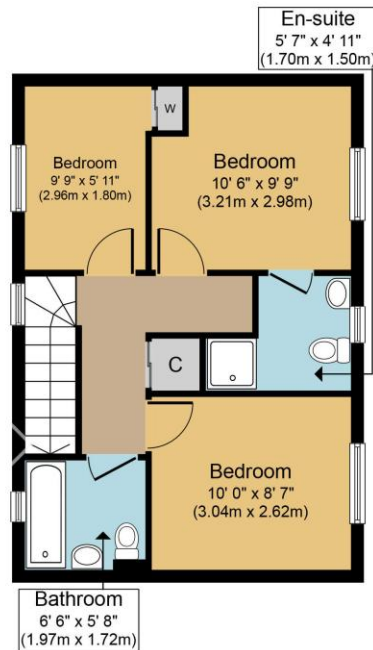
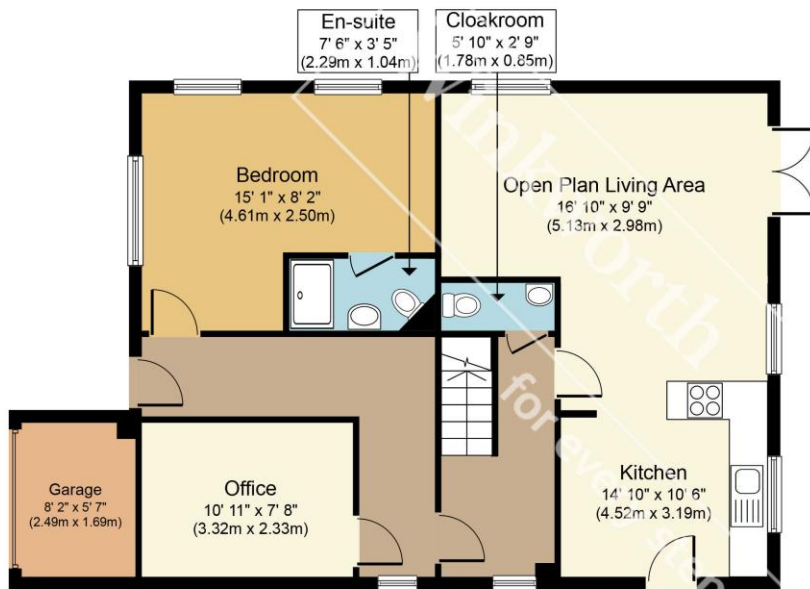
## Summary:

- Well presented link detached house
- Four bedrooms
- Three bath/shower rooms
- Open plan lounge/diner/kitchen
- Annexe area perfect for holiday lets
- Home office space
- Ground floor cloakroom
- South facing garden
- Ample off road parking
- Adjacent to the Mude Valley nature reserve (designated site of scientific interest)
- Short walk to award winning beaches
- Mudeford infants/juniors & Highcliffe Secondary school within walking distance
- BCP Council Tax Band = "D"



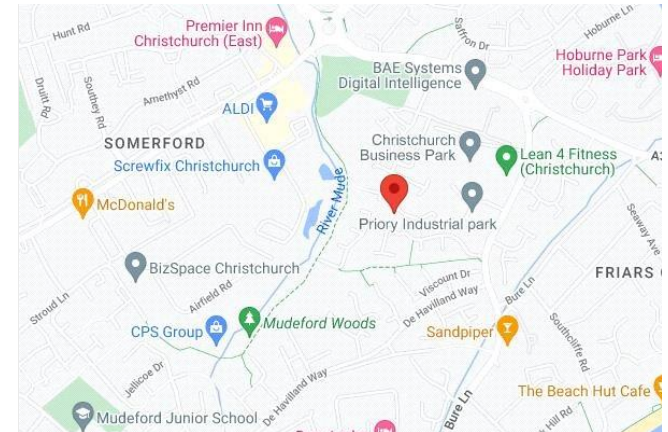






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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