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1 STIRLING WAY, MUDEFORD, CHRISTCHURCH BH23 4JJ PRICE: £514,500 FREEHOLD

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# Very well presented detached house situated on a corner plot set circa. 1000 meters from award winning beaches and circa. 850 meters from Mudeford Wood.

1 Stirling Way, Mudeford, Christchurch BH23 4JJ

01425 274444

Price: **£514,500**

Tenure: **Freehold**

mudeford@winkworth.co.uk

## Situation:

The property is situated 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. Mudeford Quay is a short walk away.

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:

Very well presented detached house situated on a corner plot set circa. 1000 meters from award winning beaches and circa. 850 meters from Mudeford Wood.

Entrance porch with main front door opening on to entrance hall. Door to storage cupboard. Door to ground floor cloakroom with low level WC and wash hand basin.

Lounge with front and side aspect windows (bay window to the side), laminate flooring.

Kitchen/breakfast room with french doors opening to the garden, side door and rear and side aspect windows. Work surfaces to two sides with a central island. Range of base and eye level units and drawers, sink unit, integrated double oven, four ring electric hob, integrated fridge/freezer, integrated dishwasher and integrated washing machine.

Stairs rise from entrance hall to first floor landing. Side aspect window, doors to all three bedrooms and bathroom.

Each of the double bedrooms have a window, space for wardrobes and space for a dressing table.

Family bathroom has side aspect window, bath with shower over, wash hand basin and low level WC.

## Externally:

Gravel driveway to the front and side. Garage with up and over door, side door, light and power.

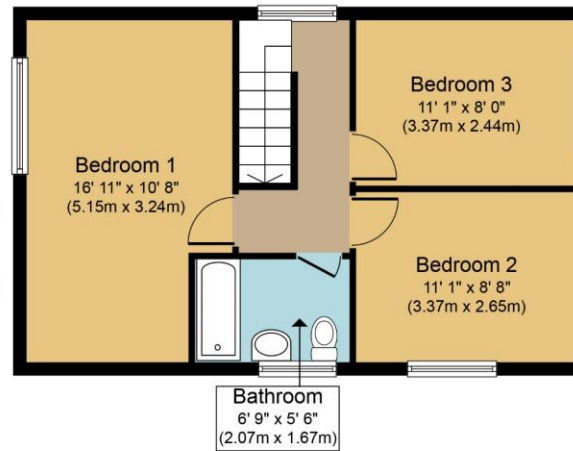
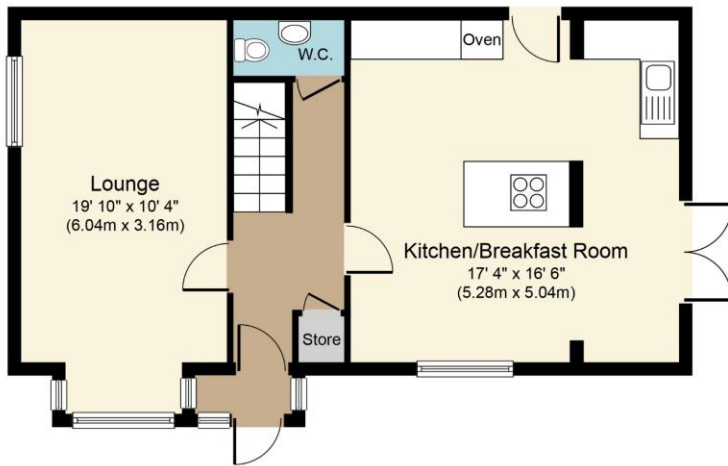
Enclosed rear garden which has been mainly laid to lawn, raised wooden decking area to the immediate rear of the property, gravel area to one side. The garden is enclosed by a high level brick wall to one side and is well stocked with some mature shrubs.

## Summary:

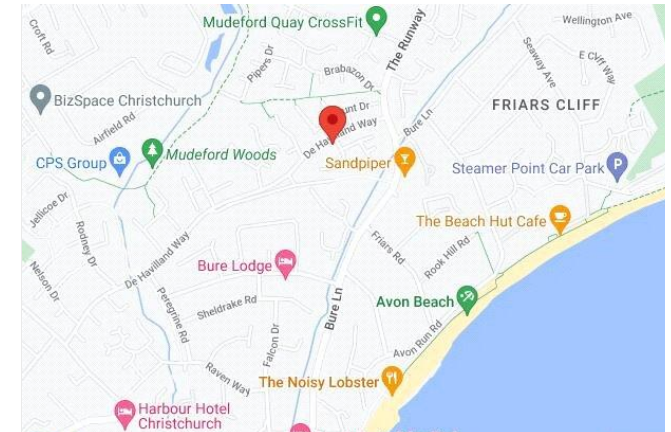
- Well presented detached house
- Three double bedrooms
- Lounge with bay window
- Open plan kitchen/breakfast room with some integrated appliances
- Recently fitted family bathroom
- Ground floor cloakroom
- Garage & off road parking
- Enclosed rear garden
- Corner plot position
- Circa. 1000 meters to award winning beaches
- Circa. 850 meters to Mudeford Wood
- BCP Council - tax band = "E"







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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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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