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19 PINEHURST AVENUE, MUDEFORD, CHRISTCHURCH BH23 3NS PRICE: £575,000 FREEHOLD

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# A very well situated detached bungalow at the head of a quiet cul-de-sac within a short walk of the picturesque Mudeford Quay and award winning beaches.

19 Pinehurst Avenue, Mudeford, Christchurch BH23 3NS

Price: £575,000

Tenure: Freehold

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Stanpit Marsh Nature Reserve and Hengistbury head 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:

A very well situated detached bungalow at the head of a quiet cul-de-sac within a short walk of the picturesque Mudeford Quay and award winning beaches. The property has recently been refurbished throughout and is presented in immaculate condition.

Covered storm porch and front door at the side of the bungalow opens to a hallway with doors to all rooms.

Lounge/dining room with large front aspect window, space for dining room table and chairs to one side, opening through to kitchen.

Recently fitted quality kitchen with a range of base and eye level units and drawers. Inset sink unit with mixer tap, inset electric hob with extractor hood over and splash back. High level double oven, integrated dishwasher and integrated fridge/freezer. Side door leading to the garden. Velux ceiling window.

Fully tiled family bathroom includes panelled bath with shower over, vanity wash hand basin, w.c., heated towel rail and side aspect window.

Three good sized double bedrooms with the master bedroom benefiting from an en suite shower room with fully tiled shower cubicle, vanity wash hand basin, w.c., heated towel rail and side aspect window.

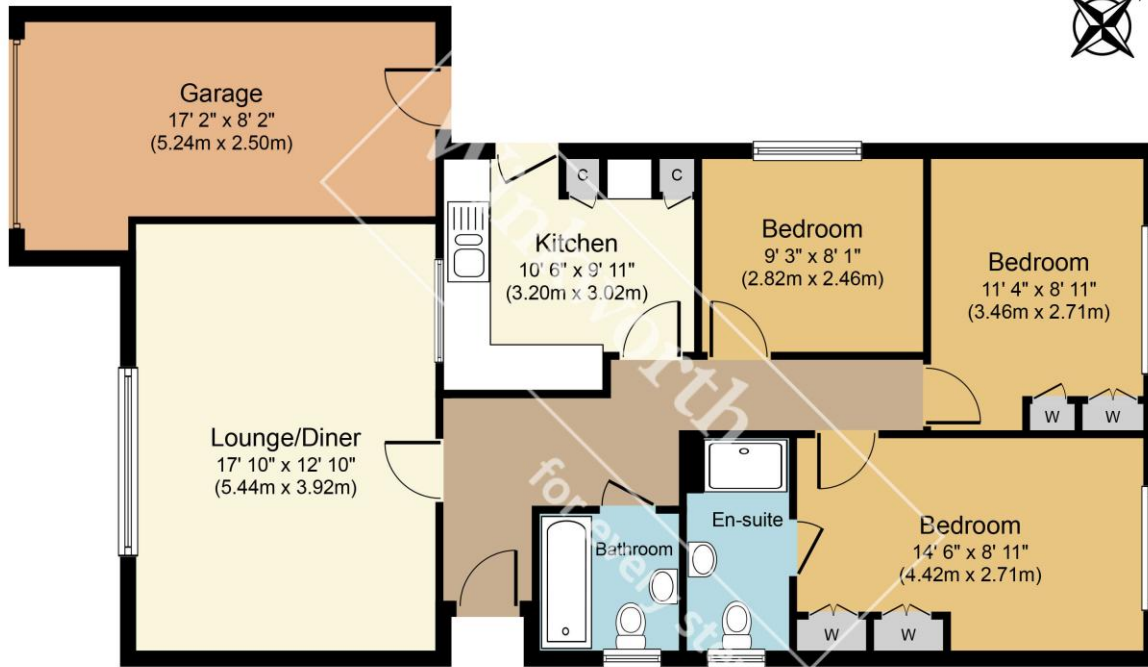
The delightful rear garden is mainly laid to lawn and well stocked with a range of mature plants and flowers with a paved stone patio area to the immediate rear of the property. Timber gate provides access to one side.

There is garage with up and over door, light, power and rear door leading to the garden. Driveway at the front of the bungalow provides off road parking space for at least 3 vehicles.

## At a glance...

- Beautifully presented detached bungalow with bright and airy accommodation
- High quality fitted kitchen with integrated appliances
- Spacious sitting room with large picture window
- Three good sized bedrooms & two luxury bath/shower rooms
- Beautifully stocked rear garden with garage and off road parking
- Award winning pubs/restaurants/water sports facilities right on your doorstep
- Gas fired heating, UPVC double glazing, tasteful décor and quality floor coverings
- Rarely available property in this first class location
- Council Tax Band 'E'





**Approximate Floor Area**  
 861 sq. ft.  
 (80.0 sq. m.)  
 (excluding garage)

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>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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