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35 FALCON DRIVE, MUDEFORD, CHRISTCHURCH BH23 4BB PRICE: £529,950

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A recently refurbished and very well situated detached bungalow within a short walk of the picturesque Mudeford Quay and award winning beaches.

35 Falcon Drive, Mudeford, BH23 4BB

Price: £529,950

Tenure: Freehold

01425 274444

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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 within a short walk of the picturesque Mudeford Quay and award winning beaches. The property has recently been refurbished and offers further scope to extend and improve subject to relevant permissions.

Entrance porch leading through into a spacious hallway with storage cupboard.

Lounge/dining room with large front aspect window and high level side window.

Recently fitted kitchen with a range of base and eye level units and drawers. Inset sink unit with mixer tap, inset electric hob with electric oven under, extractor hood over and splash back. Space for dishwasher, space for fridge/freezer. Door to & further porch/utility area with plumbing for washing machine/tumble dryer.

Family bathroom includes panelled bath with shower over, wash hand basin, side aspect window. Separate WC.

Three bedrooms, two are good sized doubles with rear aspect windows, the third bedroom is a smaller double with side aspect window.

The delightful rear garden is mainly laid to lawn with timber gates providing access from both sides of the bungalow.

There is a detached garage with up and over door, light, power and side door. Gravel driveway at the front and to the side of the bungalow provides ample off road parking space.

At a glance...

- Three bedrooms
- Recently fitted Kitchen
- Lounge/dining room
- Bathroom & separate WC
- Front & rear gardens
- Entrance porch & spacious hallway
- Rear porch/utility area
- Garage & ample off road parking
- Close to award winning beaches
- Scope to extend and further improve stpp
- No forward chain
- BCP Council Tax Band = "D"



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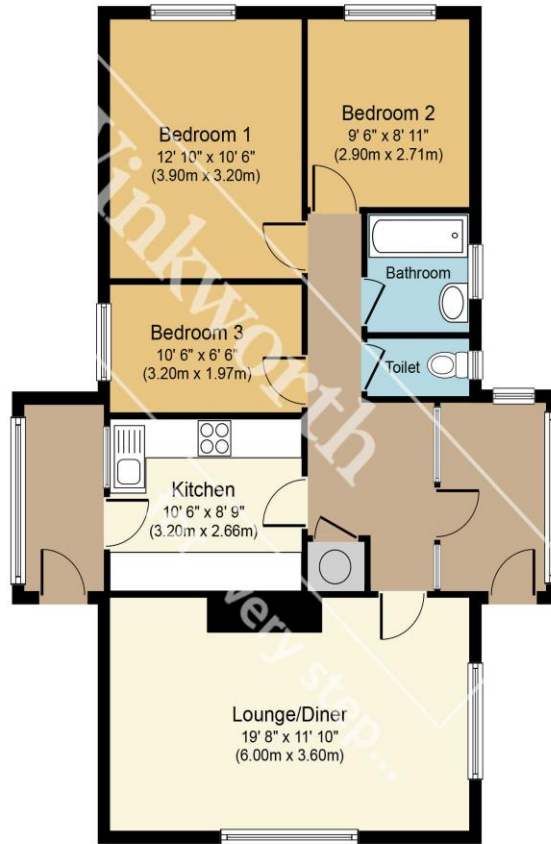
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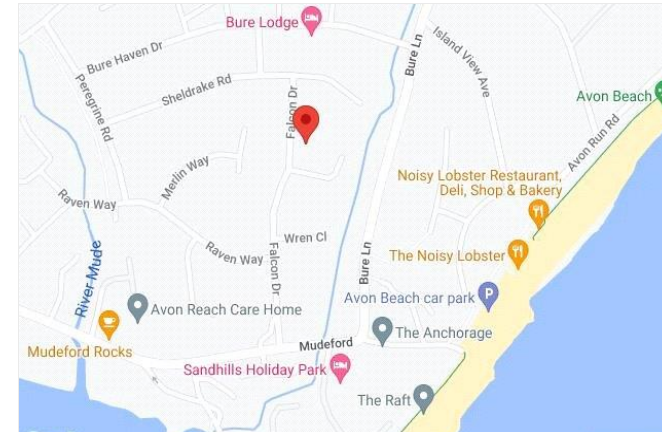
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Approximate Floor Area
885 sq.ft.
(82.2 sq.m.)

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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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