



Winkworth
for every step...

3  1  1  EPC = "D"

32 STROUD LANE, MUDEFORD, CHRISTCHURCH BH23 3QX

PRICE: £499,950 FREEHOLD

Winkworth

for every step...

Recently refurbished detached house very well situated for the local Mudeford schools and award winning beaches.

32 Stroud Lane, Mudeford BH23 3QX

Price: £499,950

Tenure: Freehold

01425 274444

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:

Recently refurbished detached house very well situated for the local Mudeford schools and award winning beaches. Presented in immaculate condition and offered with no forward chain.

Front door opens on to entrance hall with door to cloakroom, kitchen and lounge. Stairs rising to first floor.

Lounge with front aspect bay window, feature fireplace with inset electric fire and wood effect flooring which runs throughout the ground floor accommodation.

Kitchen/dining room with French doors opening to the garden, side door to lobby and rear aspect windows. Beautifully fitted with work surfaces to two sides with a breakfast bar, range of base and eye level units and drawers, sink unit, integrated double oven, four ring electric induction hob, extractor hood over, integrated fridge/freezer, and integrated dishwasher.

The lobby which is accessed from the kitchen has a door to a small storage area at the front, door to the rear garden and door to the utility room.

Utility room has a rear aspect window, work surfaces to one side, base and eye level units, fitted sink unit and washing machine.

Stairs rise from entrance hall to the first floor landing with large side aspect window, door to airing cupboard and doors to all bedrooms and family bathroom.

Bedroom one has rear and side aspect windows, space for wardrobes and dressing table.

Bedroom two has a front and side aspect windows, built-in wardrobe.

Bedroom three has a front aspect window, currently used as a dressing room with space for two double wardrobes and a built-in wardrobe.

Family bathroom has a rear aspect window, bath with shower

over, wash hand basin, low level WC, heated towel rail.

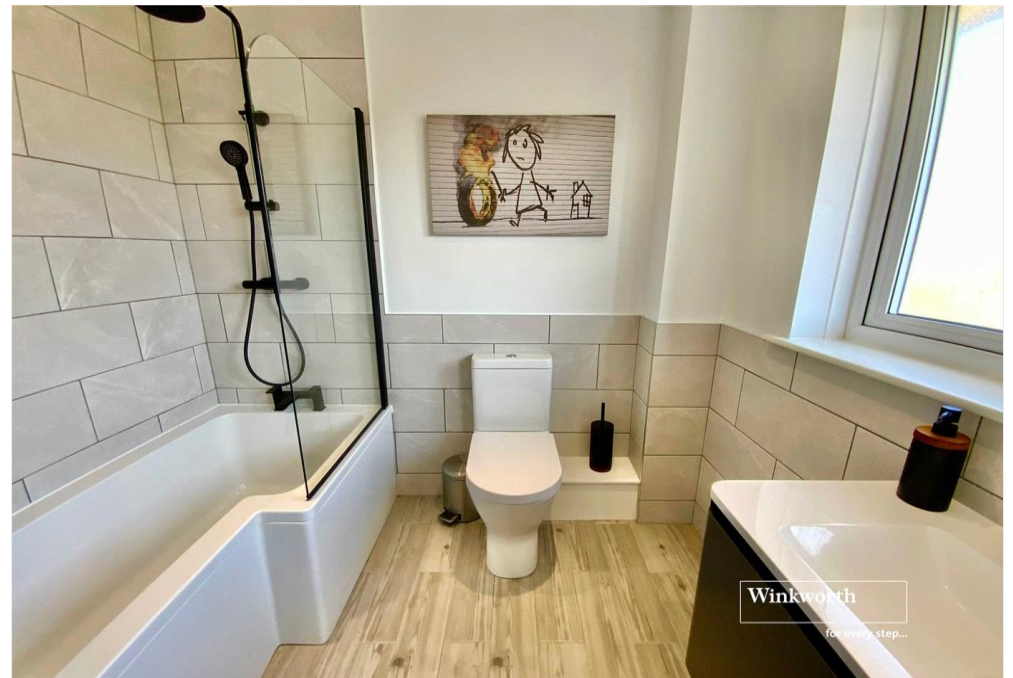
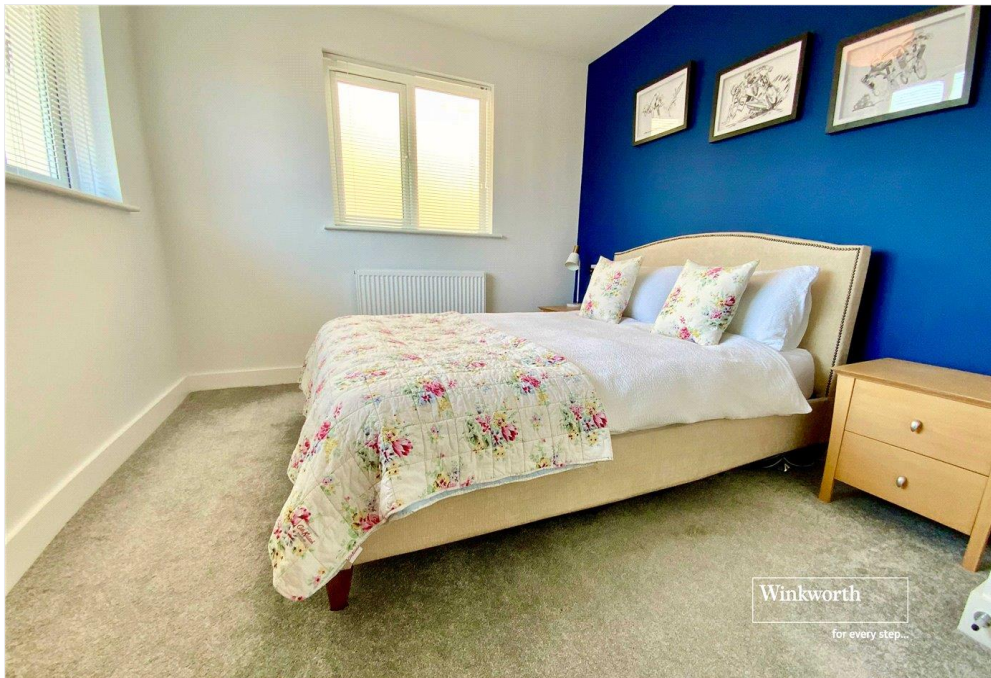
Externally:

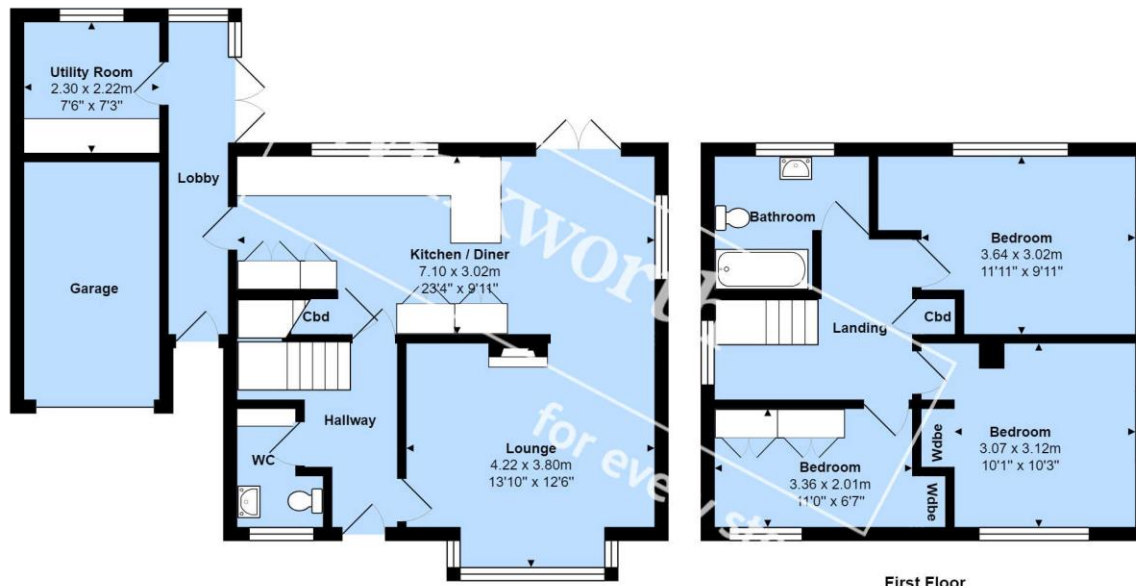
Driveway to the front leading to Garage with roller door, light and power. Area of front lawn and gate leading to storage area and door to lobby.

Enclosed rear garden which has been mainly laid to lawn, patio area across the rear of the property. The garden is enclosed by a high level brick wall to one side and timber fencing to the other side and rear.

Summary:

- Recently refurbished detached house
- Three bedrooms
- Family bathroom
- Lounge with bay window
- Open plan kitchen/dining room with breakfast bar
- Range of integrated appliances
- Utility room & ground floor cloakroom
- Garage & off road parking
- South east facing garden
- Immaculate presentation
- No forward chain
- BCP Council - Tax Band = "D"





Ground Floor

First Floor



Total Area: 102.8 m² ... 1106 ft² (excluding garage)
 All measurements are approximate and for display purposes only



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	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mundeford | 01425 274444 | mundeford@winkworth.co.uk



for every step...