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16 BODOWEN ROAD, BURTON, CHRISTCHURCH BH23 7JL PRICE: £539,000 FREEHOLD

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# Spacious and beautifully presented detached bungalow situated in a quiet cul-de-sac location with attractive garden and abutting a local park.

16 Bodowen Road, Burton BH23 7JL

Price: £539,000

Tenure: Freehold

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## Description:

Spacious and beautifully presented detached bungalow situated in a quiet cul-de-sac location with attractive garden and abutting a local park.

This beautifully presented detached 4 bedroom bungalow has been updated and extended by the current owners and is situated in a popular village cul-de-sac.

Bodowen Road is just a short level walk from the local village green with a convenience shop and doctors' surgery. Christchurch Town Centre with all its amenities is approximately 1.5 miles distant.

An internal viewing is strongly recommended to appreciate this beautiful home which features parquet flooring, and an attractive west-facing garden with gate access to a local park.

Entrance hall with double cloaks cupboard. Hatch to roof space with fitted aluminium loft ladder housing 'Glow Worm' boiler.

Cloakroom with ceramic tiled floor, vanity basin with cupboard under and w.c.

The lounge has a feature coal effect fire and surround. Double glazed sliding doors lead to a Conservatory of brick

and double glazed construction, tiled flooring and twin double glazed French doors to right-hand side.

The kitchen/breakfast room has a range of fitted units with worktop space over. One and a half bowl sink with single drainer and mixer tap. Slot-in space for gas cooker. Further space for dishwasher and washing machine. Useful linen cupboard.

Bedroom one has a window to the rear, en-suite shower room with tiled floor. Fully tiled double shower cubicle, basin and w.c. Bedrooms two and three have windows to the front.

Bedroom four, which could be used as a dining room, has a window to the left-hand side. From the Entrance Hall, a connecting door leads to a utility room and inner personal door to Garage. Tiled flooring with up and over door.

The front garden is laid to lawn with shrub and flower borders. Driveway providing off road parking for several cars.

The attractive rear garden enjoys a westerly aspect. There is a paved patio and path. Lawn with shrub and flower borders. Aluminium framed greenhouse, vegetable plot and shed. Rear gate to local park.

BCP Council Tax Band = "D"

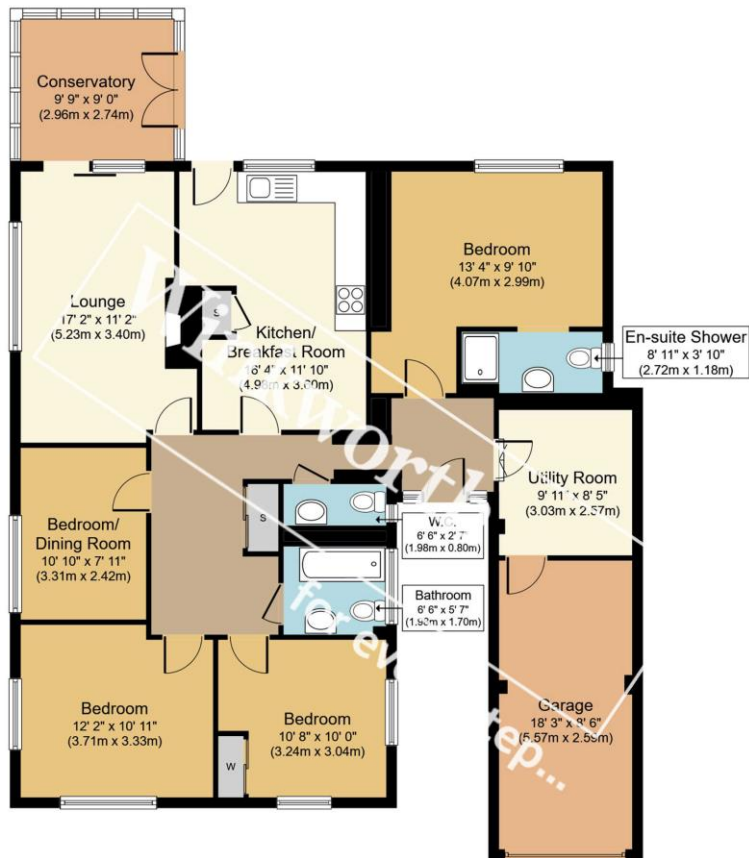
## At a glance...

- Extended and well presented detached bungalow
- Three/four bedrooms
- Spacious reception hall
- Lounge with conservatory
- Separate dining room/fourth bedroom
- Kitchen
- En suite & family bathrooms
- Separate cloakroom
- Garage & off road parking
- South west facing garden
- Village location





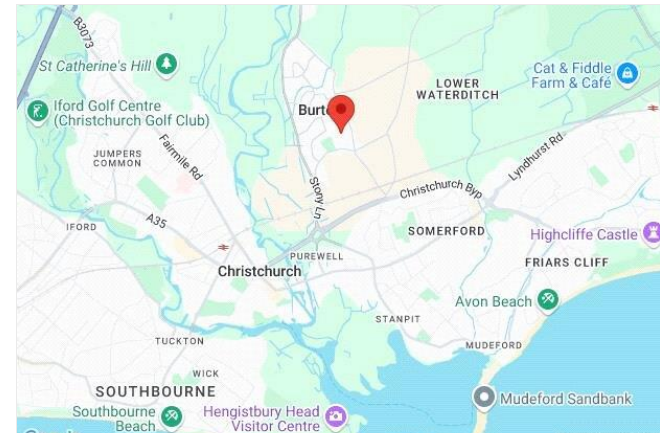




Approximate Floor Area  
**1,441 sq. ft.**  
**(133.8 sq. m.)**

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>69</b>
(55-68)	<b>D</b>	<b>56</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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