



Winkworth
for every step...

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34 JELICOE DRIVE, MUDEFORD, CHRISTCHURCH BH23 3SL OFFERS OVER £375,000 FREEHOLD

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Located within close proximity to the sandy "blue flag" Avon beach, a superbly presented and surprisingly spacious three bedroom semi-detached house.

34 Jellicoe Drive, Mundeford, BH23 3SL

Offers Over £375,000 Tenure: Freehold

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Located within close proximity to the beach, a superbly presented and surprisingly spacious three bedroom semi-detached house. Offered with no forward chain, this delightful home is also close to local schools, shops and Stanpit Marsh nature reserve.

Ground Floor

A part glazed UPVC double glazed front door leads into the entrance hall with stairs that rise-up to the first floor. There is a door to a cloakroom which has modern fittings and access through to the lounge/dining room and kitchen.

The kitchen overlooks the front aspect and has a good range of wall mounted and floor standing units which are surmounted by roll top work surfaces, An inset stainless steel sink unit with mixer taps and a side drainer. A four burner gas hob with extractor hood, inset Bosch fan assisted oven and a recently installed Worcester boiler which is neatly concealed into one of the units. Space and plumbing for a washing machine, dishwasher, tumble dryer and space for an American style fridge freezer.

The spacious lounge/dining room is located at the back of the house and benefits from a good degree of natural light, there's a feature wood burning stove, good sized under stairs storage cupboard and French doors lead out to the rear garden.

First Floor

The first floor landing has a hatch complete with fitted loft ladder to the loft space which is fully boarded and lit. An airing cupboard houses the pressurised water system with slatted shelving for storage.

The master bedroom is a large double room with en-suite and benefits from a good range of floor to ceiling mirrored sliding wardrobes. There is a pleasant outlook over a green to the front.

Bedroom two is also a double room, overlooks the rear aspect and benefits from built in floor to ceiling mirrored sliding wardrobes.

Bedroom three is a single room and has fitted floor to ceiling sliding mirrored wardrobes and overlooks the rear aspect.

The family bathroom is well appointed with modern fittings throughout

Outside

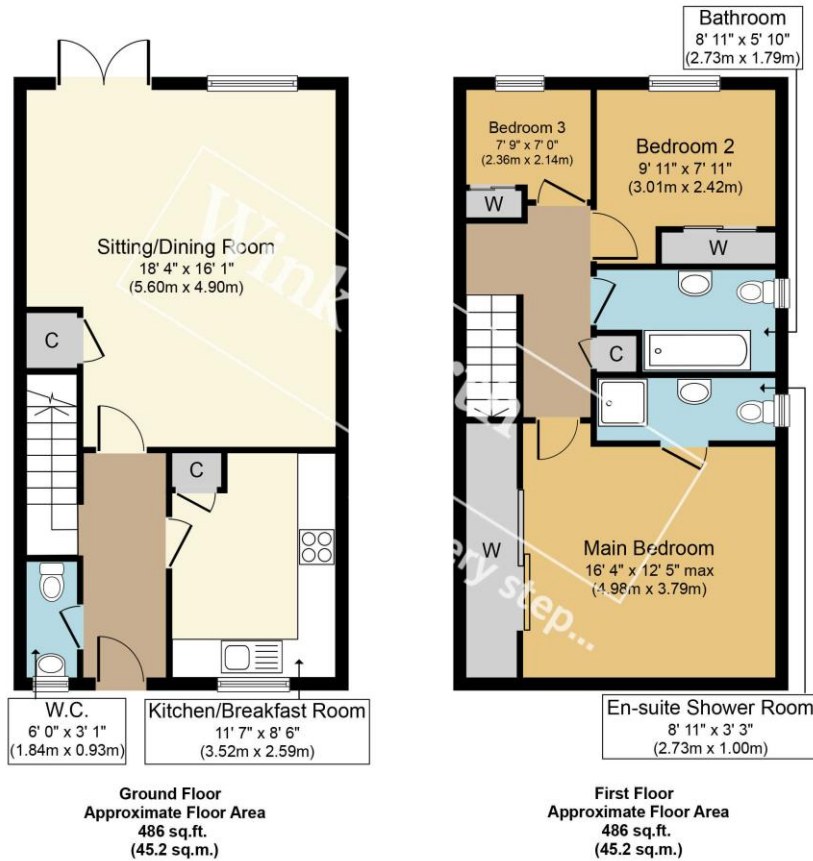
The rear garden enjoys a sunny south westerly aspect and has been laid to paving for ease of maintenance has outdoor lighting and would be ideal for alfresco entertaining. A large timber built shed with electric and a gate that provides rear access out to the allocated parking bay.

The front garden has been laid to artificial lawn for ease of maintenance.

Summary:

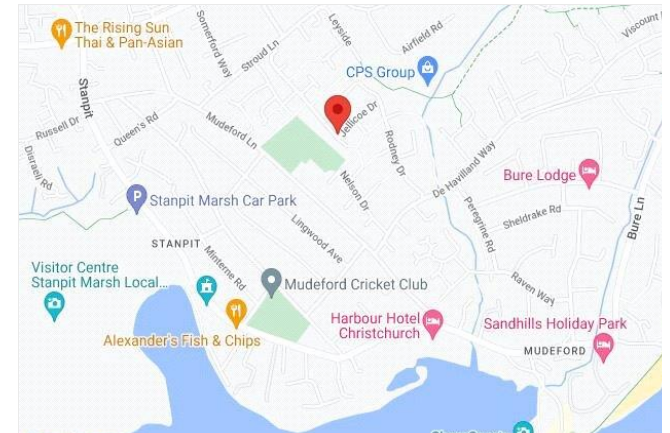
- Well presented semi detached house
- Three bedrooms
- En suite shower & family bathroom
- Lounge/dining room
- Fitted kitchen
- Ground floor cloakroom
- Enclosed southwest facing garden
- Allocated parking space
- No forward chain
- BCP Council Tax Band = "D"





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)		86
B		
(69-80)	72	
C		
(55-68)		
D		
(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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