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11 DUNLIN CLOSE, MUDEFORD, CHRISTCHURCH BH23 4BE PRICE: £625,000 FREEHOLD

Winkworth

for every step...

Extended and well presented detached bungalow very well situated within a short walk of the award winning Avon beach and picturesque Mudeford quay.

11 Dunlin Close, Mudeford BH23 4BE

Price: £625,000

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 Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is just across the road. 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:

Extended and well presented detached bungalow very well situated within a short walk of the award winning Avon beach and picturesque Mudeford quay.

Entrance porch leading through into an inner hallway.

Spacious open plan lounge/kitchen/breakfast room with semi vaulted ceiling and enjoying a lovely dual aspect.

The kitchen has been recently fitted with a range of base and eye level units and drawers. Integrated induction hob, electric oven, and dishwasher. Space for large fridge/freezer. Central island with lighting above.

Luxury shower room with walk-in shower, WC and wash hand basin with vanity unit.

Open plan kitchen/dining/living room at the rear of the bungalow with semi-vaulted ceiling, feature fireplace and breakfast bar. The kitchen area has been fitted with work surfaces to three sides with a range of base and eye level units and drawers. Integrated appliances include fridge/freezer, dishwasher, washing machine, oven, hob and extractor. Polished stone work surfaces.

Large conservatory at the rear with sliding doors to the garden, brick base with UPVC double glazed windows and triple polycarbonate ceiling. Tiled flooring.

There are three double bedrooms available with one currently utilised as a large dressing room with a range of fitted wardrobes.

Between two of the bedrooms is a shower room which lends itself to utilising the space as an annexe. There is also a further shower room and the original kitchen could be used as a utility room, converted into a bedroom/home office space or kept as a separate kitchen for the annexe.

Gas fired central heating and UPVC double glazing throughout.

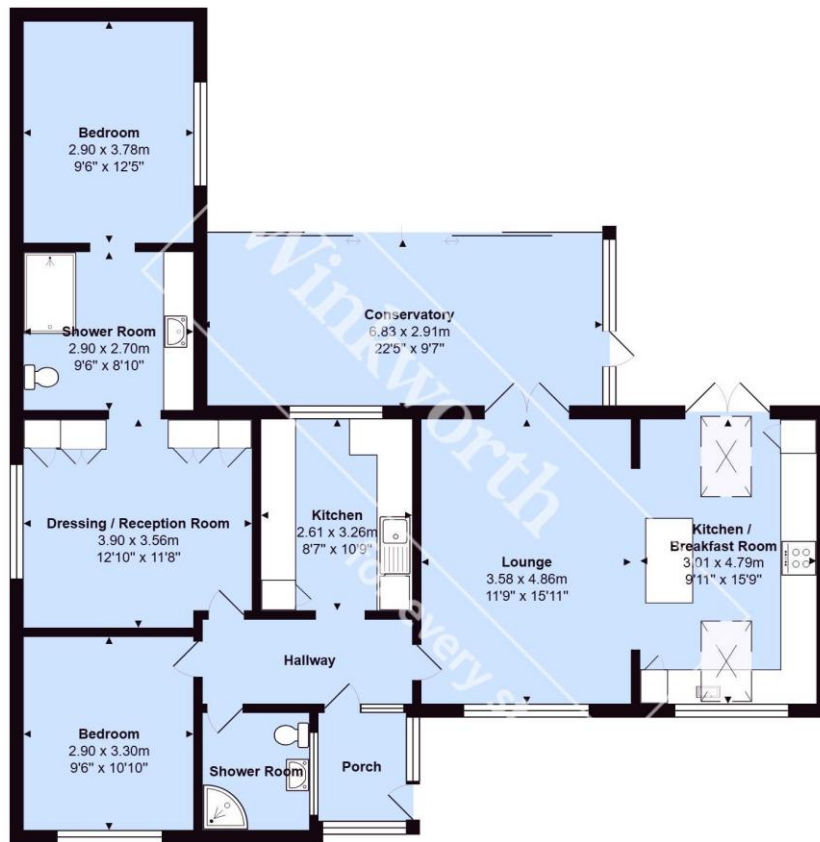
Landscaped garden at the rear including an area of artificial grass and a range of flower and shrub boards. Gravel areas to either side with space for Jacuzzi hot tub and "endless" style swimming pool.

Superb location just a few minutes walk to the sandy "blue flag" Avon beach and Mudeford quay.

Summary:

- Extended & well presented detached bungalow
- Versatile accommodation with annexe potential
- Three bedrooms
- Open plan lounge/kitchen/breakfast room with semi vaulted ceiling
- Separate kitchen/utility room
- Two shower rooms
- Spacious conservatory (over 22ft long)
- Landscaped gardens
- Jacuzzi hot tub & "endless" style swimming pool
- Ample off road parking
- Short walk to award winning Avon beach & picturesque Mudeford quay
- No forward chain
- BCP Council Tax Band - "D"





Total Area: 120.9 m² ... 1301 ft²

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	
(69-80)	C	80
(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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