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1 CATALINA CLOSE, MUDEFORD, CHRISTCHURCH BH23 4JG PRICE: £485,000 FREEHOLD

Winkworth
for every step...

Beautifully presented link detached house with spacious open plan living accommodation very well situated for Mundeford Wood, award winning beaches and the picturesque Mundeford quay.

1 Catalina Close, Mundeford, Christchurch BH23 4JG

Price: £485,000

Tenure: Freehold

01425 274444

mundeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mundeford Quay and Stanpit Marsh Nature Reserve are within walking distance.

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.

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.

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:

Beautifully presented link detached house with spacious open plan living accommodation very well situated for Mundeford Wood, award winning beaches and the picturesque Mundeford quay.

Entrance hall with space for shoes and hanging coats, door to cloakroom with front aspect window, w.c. and wash hand basin. Stairs rise to first floor.

Door to open plan living space including recently fitted kitchen with central island. The kitchen is fitted with a range of base and eye level units and drawers. Work surfaces to two sides with inset sink, four ring gas hob with extractor over, double electric oven, integrated fridge/freezer and dishwasher. Fitted pull out cupboards under the stairs.

Kitchen opens through to the lounge area which is then open through to the conservatory which has an insulated roof and is currently used as a dining area/family room.

The first floor includes three bedrooms and a family bathroom. The bathroom includes a corner shower, separate bath, w.c. and wash hand basin. Airing cupboard from the landing and stairs rise to the second floor.

Spacious double bedroom to the second floor with velux windows and fitted wardrobes.

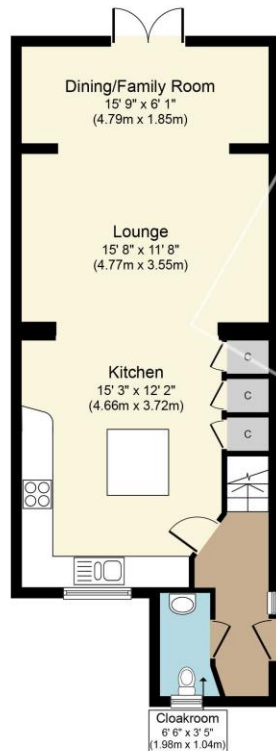
Outside there is a delightful south facing garden which is mainly laid to lawn and well stocked with a range of plants and flowers. Patio area to the immediate rear of the property, space for garden shed to one corner.

Garage at the side of the property with up and over door, the garage has been part converted with an office space and utility area with wall mounted boiler and plumbing for washing machine. Rear door to the garden.

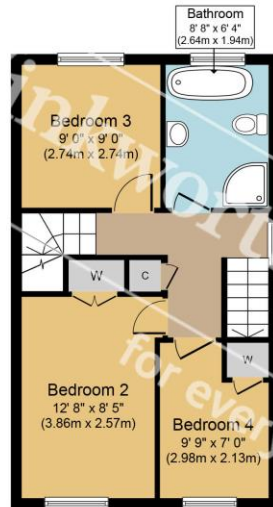
At a glance...

- Beautifully presented link detached house
- Four bedrooms
- Spacious open plan living accommodation
- Recently fitted kitchen with central island
- Family bathroom and ground floor cloakroom
- Garage & off road parking
- South facing garden
- Close to Mundeford Wood & local schools
- Short walk to award winning beaches & the quay
- Vendor suited
- BCP Council Tax Band = "D"

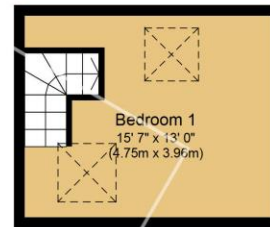




Ground Floor
Approximate Floor Area
576 sq. ft.
(53.5 sq. m.)



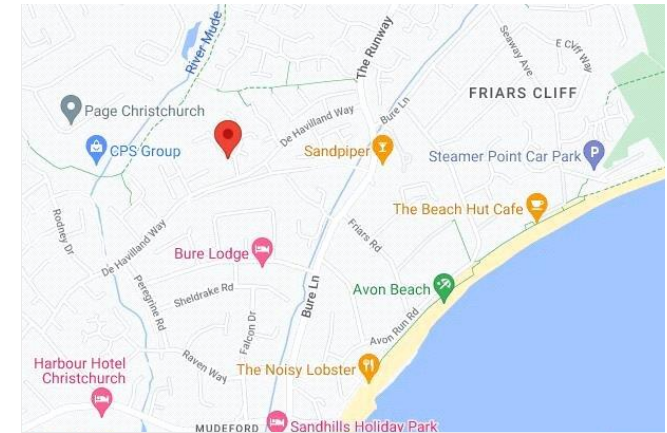
First Floor
Approximate Floor Area
424 sq. ft.
(18.3 sq. m.)



Second Floor
Approximate Floor Area
197 sq. ft.
(18.3 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 | | 81 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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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