



Winkworth
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16 CURLEW ROAD, MUDEFORD, CHRISTCHURCH BH23 4DB PRICE: £450,000 FREEHOLD

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A very well presented family house positioned next to Mudeford Wood and close to the local Mudeford schools. The picturesque Mudeford quay and award winning beaches are all within walking distance.

16 Curlew Road, Mudeford BH23 4DB

Price: £450,000

Tenure: Freehold

01425 274444

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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. The picturesque Mudeford Quay and Christchurch Harbour is close by.

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:

A very well presented family house positioned next to Mudeford Wood and close to the local Mudeford schools. The picturesque Mudeford quay and award winning beaches are all within walking distance.

Three good sized bedrooms to the first floor with the principal bedrooms having space for wardrobes.

There is a luxury family bathroom with bath, separate shower, low level WC and wash hand basin.

On the landing is a hatch providing access to the loft space and some linen shelving.

The ground floor includes a good sized dual aspect lounge/dining room with door through to a fitted kitchen.

The kitchen has been fitted with a range of base and eye level units and drawers with a number of integrated appliances and wooden work surfaces with a window looking out to the garden. There is a door through to the spacious utility room with further work surface space and cupboards, wall mounted boiler and door to the garden. A further door leads through to a private decked area with pergola and space for sun loungers.

The front door opens onto an entrance porch which leads to the inner hallway. There is a well appointed cloakroom and spacious understairs storage cupboard with stairs to the first floor and door to the lounge/dining room. Laminate wood floor runs throughout the ground floor accommodation.

Detached single garage with up and over door, rear door to the garden, light and power.

Externally, the front garden has been mainly laid to decorative shingle with a paved path lined by railway sleepers leading to the front door with some raised flower beds. The rear garden has been landscaped and is enclosed by timber fencing with double gates allowing access to an off road parking area. A paved patio area runs across the rear of the property with a lawn area to one side.

At a glance...

- Immaculate semi detached house
- Three bedrooms
- Dual aspect lounge/dining room
- Kitchen & large utility room
- Family bathroom & ground floor cloakroom
- Garage & off road parking
- Garden with lawn & patio area
- Recently refurbished throughout
- Close to Mudeford Wood & award winning beaches
- BCP Council Tax Band "D"





Total Area: 99.2 m² ... 1068 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	85
(69-80)	C	
(55-68)	D	68
(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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