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5 CHERRY MEWS, MUDEFORD, CHRISTCHURCH BH23 4FF PRICE: £445,000 FREEHOLD

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# An opportunity to purchase a beautifully presented detached house built mid-2015 to an excellent specification situated in a quiet cul-de-sac close to Mudeford Wood.

5 Cherry Mews, Mudeford BH23 4FF

Price: £445,000

Tenure: Freehold

01425 274444

mudeford@winkworth.co.uk

## 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 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:

An opportunity to purchase a beautifully presented detached house built mid-2015 to an excellent specification situated in a quiet cul-de-sac close to Mudeford Wood.

The front door opens on to a welcoming entrance hall with stairs leading to the first floor, understairs storage cupboard and cloakroom with wash hand basin and WC.

The integral garage has been converted into a good size lounge with front aspect window and loft hatch providing access into loft storage space.

At the rear of the property is a lovely open plan kitchen/dining room with a range of fitted cupboards and drawers, central island, space for American style fridge/freezer and some integrated appliances. There is a lounge area, space for a dining table and chairs and French doors leading out to a patio area.

The first floor includes three double bedrooms, the master benefits from a south facing balcony and en suite shower room. Bedroom two has a Juliet style balcony and fitted wardrobes.

There is a separate family bathroom which is partly tiled and fitted with a bath, wash hand basin and WC.

Loft hatch from the landing providing access to to further loft storage space.

## Outside

The property enjoys a well maintained side garden which is mainly laid to lawn and a patio garden at the rear with some established plants and shrubs. Off road parking is available at the front of the property and further visitor parking is available nearby.

## At a glance...

- Well presented detached house
- Three bedrooms
- Two bath/shower rooms
- Spacious lounge
- Open plan kitchen/dining room
- Ground floor cloakroom
- Enclosed rear garden, balcony & patio
- Off road parking
- Vendor suited
- BCP Council Tax Band = "D"





Ground Floor

First Floor



Total Area: 101.3 m<sup>2</sup> ... 1091 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</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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Mundeford | 01425 274444 | mundeford@winkworth.co.uk



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