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42 FALCON DRIVE, MUDEFORD, CHRISTCHURCH BH23 4BB OFFERS OVER £550,000 FREEHOLD

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# Detached bungalow very well situated on the sought after "bird roads" development in Mundeford just a short level walk to award winning beaches and the picturesque Mundeford quay. Presented in immaculate condition throughout, the property is offered with no forward chain.

42 Falcon Drive, Mundeford BH23 4BB

01425 274444

Price: offers over £550,000

Tenure: Freehold

mundeford@winkworth.co.uk

## Description:

Detached bungalow very well situated on the sought after "bird roads" development in Mundeford just a short level walk to award winning beaches and the picturesque Mundeford quay. Presented in immaculate condition throughout, the property is offered with no forward chain.

Upon entering the property through the main door situated on the side, you step into a hallway providing access to the entirety of this single-story residence.

### Open Plan Lounge / Diner & Conservatory

Designed in an L-shape, this spacious area presents a social hub, combining a sitting room/lounge seamlessly transitioning into the newly constructed conservatory with bi-fold doors for those wanting to keep the two spaces separate.

The conservatory ingeniously integrates the outdoors with double sliding patio doors leading to the rear garden. The conservatory is fully insulated & heated allowing it to be enjoyed all year round.

### Bedroom One

Through a clever reconfiguration of this charming bungalow, the main bedroom now resides generously at the front of the property, measuring 3.58 m x 4.88 m. Enhancing its ambiance, this room features exquisite

bespoke wooden shutters designed to regulate light and ensure privacy.

### Bedroom Two

This double room enjoys the advantage of two entrances: one from the main hall and another via a patio door leading to the lounge extension, flooding the space with an abundance of natural light.

### Family Shower Room

Freshly modernised, the family shower room showcases a generously sized triple-width partially enclosed tiled shower. Enhanced with elegant sandstone tiles, this room also features a combination vanity base and toilet along with a heated towel rail, adding convenience and functionality to the space.

### Kitchen

The newly designed "galley style" kitchen maximises space for convenience, incorporating both eye-level and base units along with provisions for a washing machine and dishwasher. The kitchen benefits from an induction hob with integrated extractor fan, electric oven and integrated microwave. Adding to its features, this space is enhanced by a glazed back door leading to the easterly aspect of the house.

### Garage

The property also features a single width standalone garage with remote control electric doors for added convenience.

## Parking

There is ample off road parking on the driveway at the front of the bungalow, space for at least three cars.

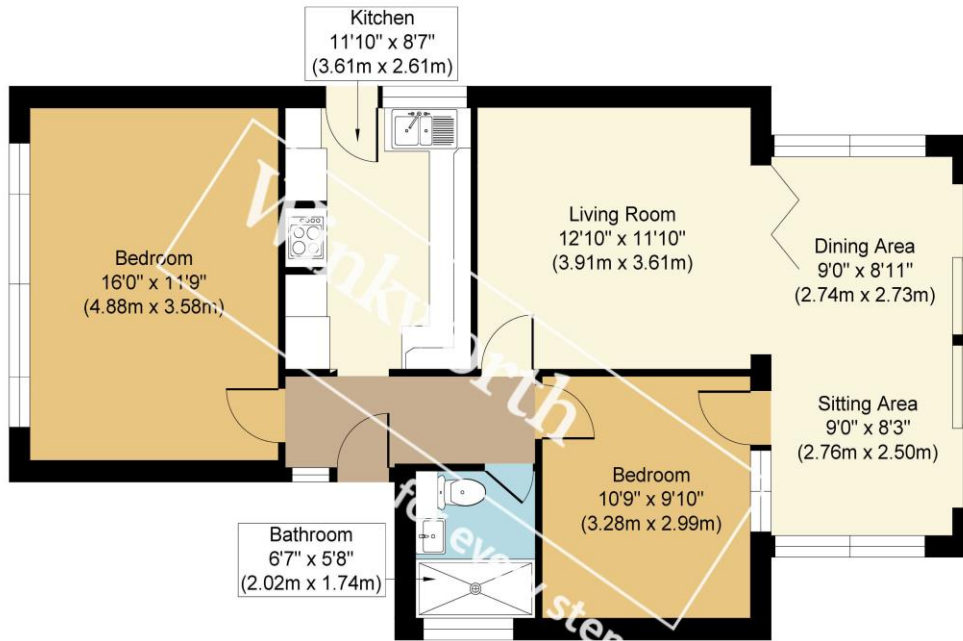
## Garden

Adjacent to the property lies a spacious patio area, ideal for alfresco dining and social gatherings. The serene west facing garden features a lush lawn adorned with mature shrubs and trees along the border, ensuring privacy and tranquillity. There is also a lawned front garden.

## At a glance:

- Well presented detached bungalow
- Two double bedrooms
- Open plan lounge/diner/conservatory
- Family shower room
- "Galley style" kitchen
- Garage with electric door & ample off road parking
- West facing rear garden
- Close to award winning beaches and the picturesque Mundeford quay
- Offered with no forward chain
- BCP Council Tax Band is predicted to be "D"

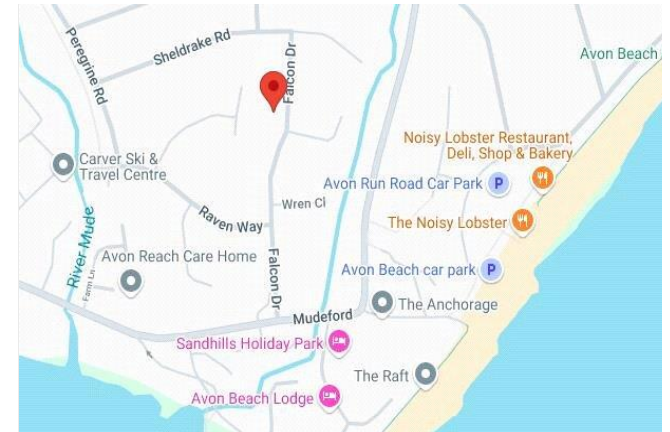




**Approximate Floor Area**  
833 sq. ft  
(77.00 sq. m)

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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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