



VULCAN WAY, MUDEFORD, CHRISTCHURCH, DORSET BH23 4PQ

Mitchells
1963 — TODAY



VULCAN WAY, MUDEFORD, BH23 4PQ

spacious four bedroom detached family house of some style and quality approaching 1500 sq.ft. featuring a delightful large rear extension and two bath/shower rooms (one en-suite). The property also offers a garden summerhouse/office, easy to maintain private rear garden, off road parking to the front and a single integral garage. Situated in a fabulous location close to Mudeford Wood, local shops, schools, bus routes and within easy level walking distance of the award winning beaches at Friars Cliff.

FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (one en-suite) • LARGE KITCHEN/DINER/FAMILY ROOM • SEPARATE LOUNGE • UTILITY ROOM • DOWNSTAIRS W/C • GARDEN GARDEN ROOM/OFFICE • GARAGE • OFF ROAD PARKING



The Property

- Four bedroom detached property of approximately 1500 sq.ft
- Two bath/shower rooms (one en-suite)
- Good size separate sitting room
- Large open plan kitchen/dining/family room with sliding doors to the rear
- Utility room
- Single Integral garage and off road parking to the front
- Easy to maintain rear garden with sunny, south easterly aspect
- Good size garden, summerhouse or office with power and light
- Close to local amenities and easy walking distance to the beach
- Gas fired central heating and uPVC double glazing
- Council Tax Band 'E' - £2710.86
- EPC rating 'C'

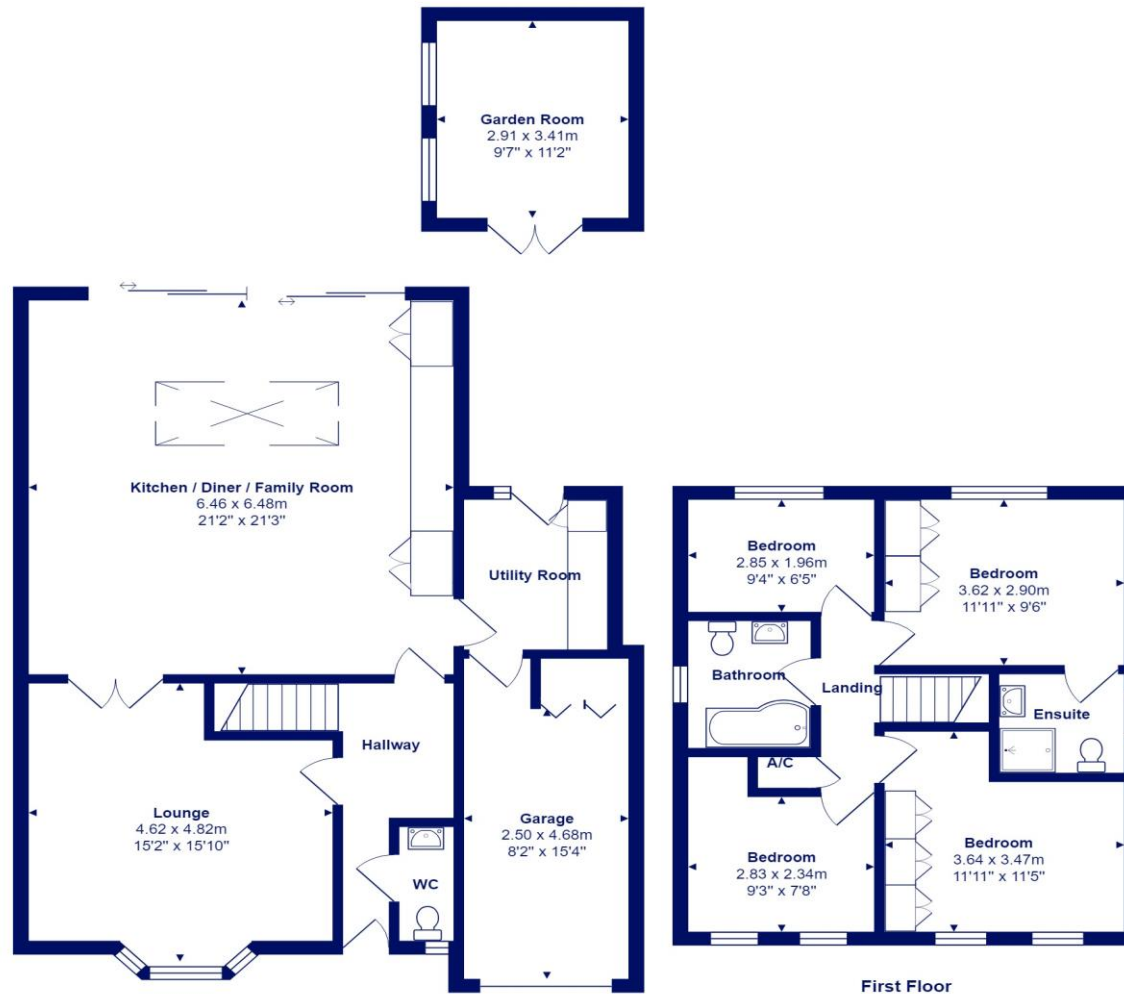




Location

Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for watersports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.





Ground Floor



Total Area: 138.0 m² ... 1486 ft² (excluding garage)

All measurements are approximate and for display purposes only







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