



VISCOUNT DRIVE, MUDEFORD, DORSET BH23 4JN

Mitchells
1963 — TODAY



A substantial family home of approximately 1200 sq.ft. situated in a great location within walking distance of the beach presented in immaculate condition with quality fixtures and fittings throughout. The property features generous bedroom accommodation with ample built in wardrobe space and two bath/shower rooms (one en-suite), a large through lounge/dining room, landscaped sunny rear garden and ample driveway parking. In an excellent location within the Mudeford schools catchment area.

FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE)

KITCHEN • LOUNGE/DINING ROOM • STUDY/PLAYROOM

GARDEN • GARAGE

OFF ROAD PARKING



The Property

- Spacious four bedroom detached family house of approximately 1200 sq ft
- Luxury fixtures and fittings with neutral décor and quality floor coverings throughout
- Large master bedroom with fitted wardrobes and en-suite shower room
- Through sitting/dining room with access onto the garden
- Modern fitted kitchen
- Separate play room/study with access to the garden
- Integral garaging and block paved driveway
- Gas fired central heating and uPVC double glazed windows
- Landscaped, south facing rear garden
- Excellent location within the Mudeford schools catchment area
- Council Tax Band 'E' - £2,844.46
- EPC rating tbc



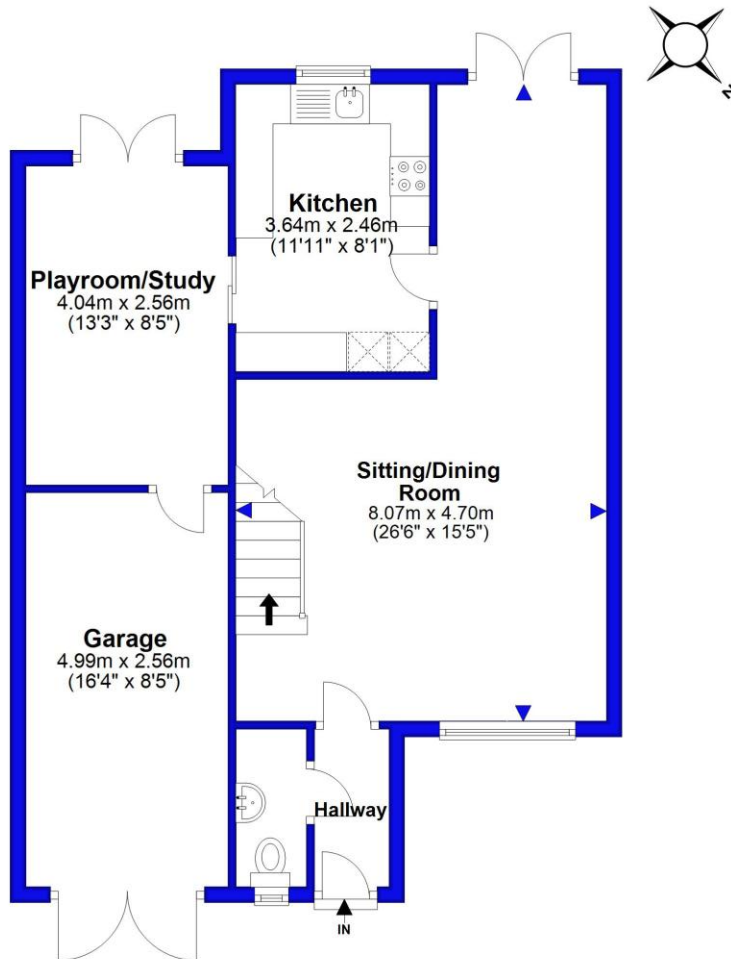


Location

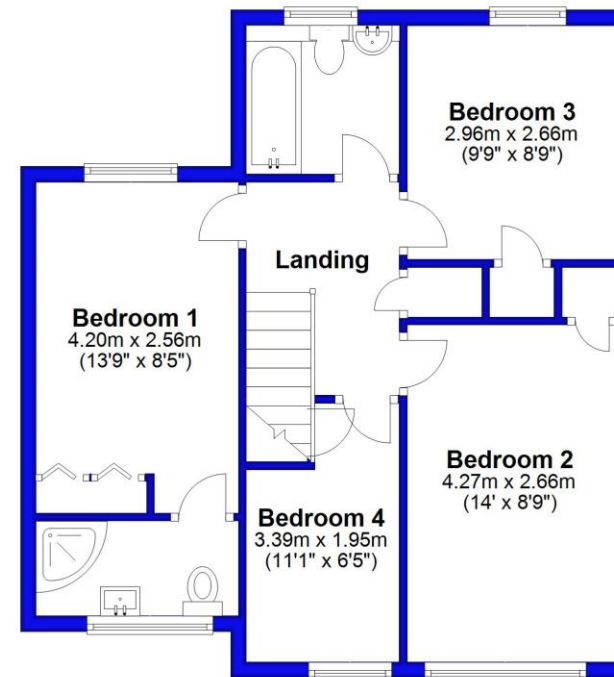
Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular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



Ground Floor



First Floor



Approx Gross Internal Areas

House: 105.4 sqm / 1134.5 sqft

Garage: 13.6 sqm / 146.4 sqft

Total Approx Gross Area: 119.0 sqm / 1280.9 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.





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