



LINGWOOD AVENUE, MUDEFORD, BH23 3JS

Mitchells
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A beautifully designed detached bungalow of some 1,350 sq.ft situated right in the heart of Mudeford. This enviable location is just a few minutes' walk to the local cricket green and park, Fisherman's Bank public slipway for water sports enthusiasts, Stanpit Marsh Nature Reserve, Mudeford Quay and sandy beaches. This stylish home benefits from a crisp and contemporary interior with a large amount of natural light. The fittings throughout are of the highest quality including integrated Smeg appliances, Quartz worktops and built-in cabinetry. The principal living rooms all enjoy direct access onto the sunny rear garden through bi-folds and French doors. Ideal for family living, retirement or holiday home.

**FOUR BEDROOMS • TWO BATH/SHOWER ROOMS • KITCHEN/BREAKFAST ROOM
SEPARATE LOUNGE • STUDY • UTILITY ROOM • GARDEN
GARAGE • OFF ROAD PARKING**



The Property

- Outstanding detached bungalow of approx. 1350 sq.ft
- Contemporary style external elevations with grey windows and cedar cladding
- Bright and airy open plan living accommodation to the rear
- Four bedrooms
- Two luxuriously fitted bath/shower rooms
- Separate utility room
- Lovely landscaped and completely level rear garden with sun terrace and generous lawn
- Driveway parking for several vehicles and boats
- Integrated insulated garage with electric opening door and separate internal door access
- Side access to rear garden down one side of the property
- Council Tax Band 'E' - £2710.86
- EPC rating 'C'





Location

The location of this property allows for easy local access to water for paddleboarding, kayaking, sailing clubs and more. 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 Mudeford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for water sports activities. Christchurch Town Centre has lovely independent shops, bars and restaurants walkable from the property. Local Christchurch and Hinton Admiral train stations provide a mainline route to London and Bournemouth Airport provides international flights. The nearby New Forest National Park has wonderful woodlands for exploring. This home is also in catchment and easy walking distance for both Mudeford Infants and Junior Schools.



Floor Area (incl Garage)

Approx. 123.5 sq. metres (1329.6 sq. feet)

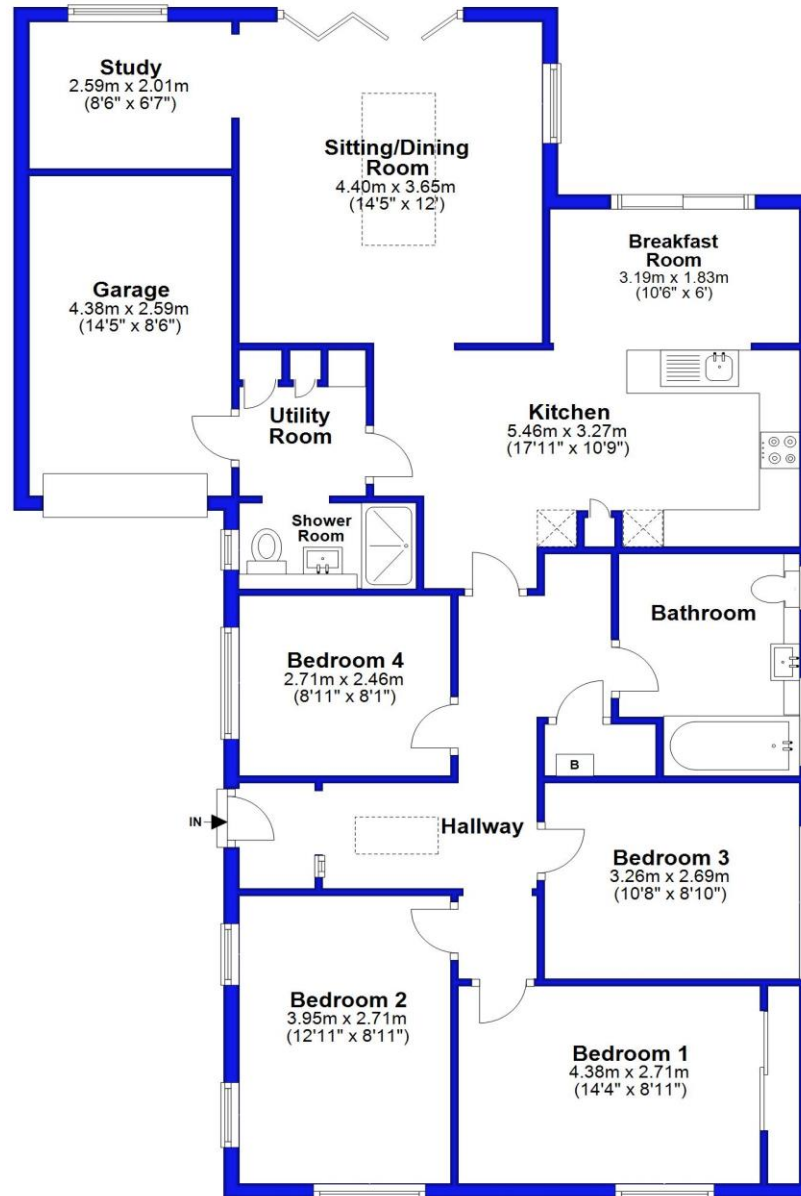


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
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