



MINTERNE ROAD, MUDEFORD, DORSET BH23 3LD

**Mitchells**  
1963 — TODAY





A striking coastal style detached chalet, boasting accommodation of nearly 1700 sq.ft. This fabulous home features versatile accommodation and presented in first class order throughout enjoying a private, low maintenance rear garden with ample off-road parking to the front. Situated in the heart of Mudeford and within walking distance of the local schools, Fisherman's bank, Stanpit Marsh Nature Reserve and the historic Mudeford Quay and Avon Beach. Viewing highly recommended to fully appreciate the quality of this property.

**FIVE BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITE)**

**KITCHEN/BREAKFAST ROOM**

**LOUNGE • DINING ROOM**

**BALCONY • GARDEN • GARAGE/STORE**

**OFF ROAD PARKING FOR SEVERAL VEHICLES**



## The Property

- Substantial detached chalet of nearly 1700 sq ft in this sought after location
- Fabulous large kitchen/breakfast room
- Separate lounge/dining room
- Two double ground floor bedrooms and separate study/bedroom five
- Impressive master bedroom suite with covered balcony and en-suite
- Large bedroom two with en-suite
- Modern ground floor family bathroom
- Private, sunny rear garden with different seating areas
- Driveway parking for several vehicles and detached garage/store
- Upvc double glazing and gas fired central heating
- Short walk to Mudeford Cricket Green, Stanpit Marsh and Fisherman's Bank
- Council Tax Band 'D' - £2,327.29
- EPC rating 'D'







## 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.





Total Area: 154.6 m<sup>2</sup> ... 1664 ft<sup>2</sup> (excluding balcony, garage)

All measurements are approximate and for display purposes only











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