



VICTORIA ROAD, STANPIT, DORSET BH23 3LF

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A fabulous and recently refurbished bungalow of nearly 1150 sq ft, featuring fantastic open plan living accommodation with dual patio doors, generous bedrooms and two luxurious bath/shower rooms. This lovely home benefits from a detached garage, driveway parking for multiple cars and a beautiful, sunny, landscaped rear garden. Enviably situated in this superb pocket of Mudeford, moments from Stanpit Marsh and Fishermans Bank with Avon Beach and Mudeford Quay also being within walking distance. The property also has planning permission for a loft conversion creating a further bedroom and bathroom.

TWO BEDROOMS • TWO BATH/SHOWER ROOMS (one en-suite) • OPEN PLAN KITCHEN/DINING/FAMILY ROOM

LOUNGE • GARDEN • GARAGE

OFF ROAD PARKING



The Property

- Immaculate detached bungalow of 1123 sq ft
- Fabulous open plan kitchen/dining/family room with dual patio doors
- Lounge with feature wood burner
- Two double bedrooms with fitted wardrobes
- Two luxury bath/shower rooms (one en-suite)
- Upvc double glazing and gas fired central heating
- Short walk to Stanpit Marsh and Fishermans Bank
- Sunny, landscaped rear garden
- Detached garage and driveway parking for several cars
- Council Tax Band 'D' - £2217.98
- EPC rating 'C'

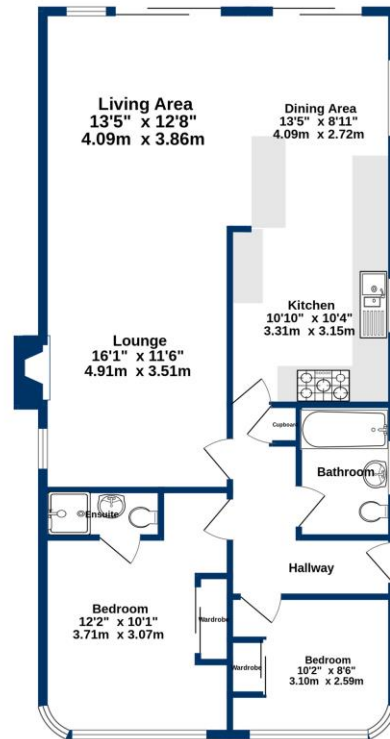
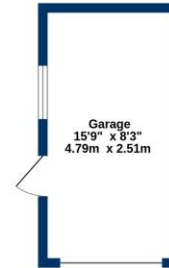




Location

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
1090 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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