



MEADOWLAND, MUDEFORD, CHRISTCHURCH, BH23 3RA

Mitchells
1963 — TODAY



Meadowland, Mudeford, Christchurch, Dorset

A beautifully presented and extended semi-detached home situated in this popular area within walking distance of the local schools, shops and amenities. The property has generous room sizes and benefits from off road parking for several vehicles, a garage and a low maintenance, sunny rear garden.

**THREE BEDROOMS • TWO SHOWER ROOMS (one en-suite) • KITCHEN/DINING/LIVING AREA • SEPARATE LOUNGE
UTILITY ROOM • DOWNSTAIRS W/C • GARDEN • GARAGE
OFF ROAD PARKING FOR SEVERAL VEHICLES**



The Property

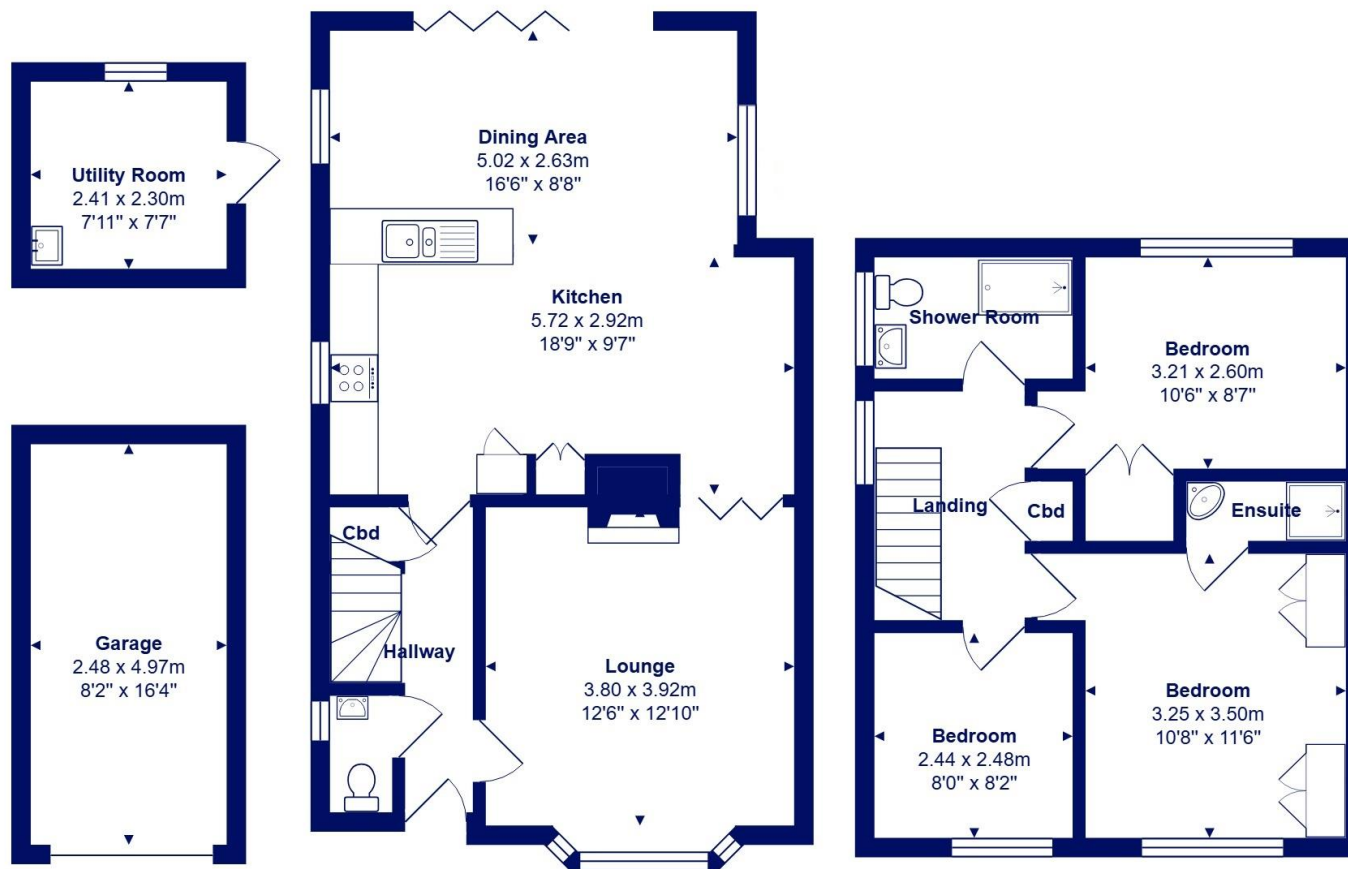
- Extended and modernised semi-detached family home
- Cosy separate sitting room with log burner and feature bay window
- Open plan kitchen/dining/living room with bi-fold doors
- Downstairs w/c and utility room
- Three generous bedrooms
- Modern family shower room and en-suite
- Low maintenance landscaped rear garden
- Garage and driveway parking for several vehicles
- Quiet cul de sac location within walking distance of local amenities
- Council Tax Band 'C' - £1,971.54
- 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 water-sports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.



Total Area: 101.5 m² ... 1092 ft² (excluding garage)

All measurements are approximate and for display purposes only







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