



MINTERNE ROAD, MUDEFORD, DORSET BH23 3LE

Mitchells
1963 — TODAY



A contemporary, coastal style chalet approaching 1750 sq ft, skilfully extended and comprehensively refurbished and located in this prestigious location right by Stanpit Marsh and Fisherman's Bank in the heart of Mudeford.

This superb home features quality fittings throughout with large, bright rooms and has a professionally landscaped, sun trap garden to the rear. First class inside and out.

FIVE BEDROOMS • TWO BATH/SHOWER ROOMS

OPEN PLAN KITCHEN/LIVING SPACE

GARDEN • OFF ROAD PARKING



The Property

- Immaculate detached chalet in a brilliant location
- Impressive open plan kitchen/living space with bi-fold doors leading on the garden
- Refitted kitchen with some integrated appliances
- Feature wood burning stove in the living room
- Large master bedroom with walk in wardrobe
- Two luxuriously appointed bath/shower rooms
- Gas central heating and uPVC windows
- Beautiful, private and low maintenance garden
- Quiet, tucked away position with no passing traffic
- Off road parking for several vehicles
- Council Tax Band 'E' £2,844.46
- EPC rating 'C'





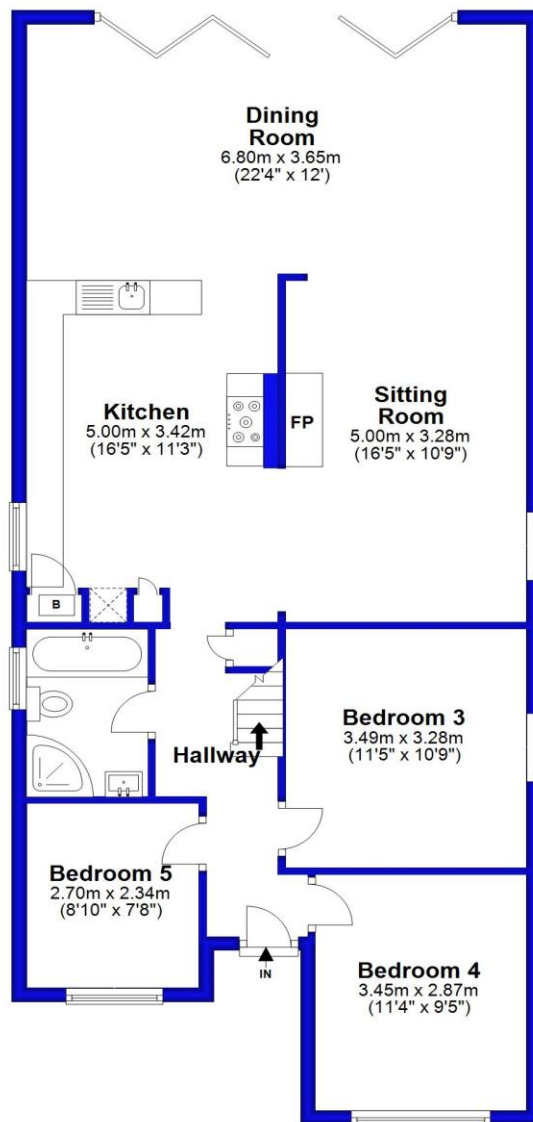
Location

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 a popular choice for relocation.



Ground Floor

Approx. 101.6 sq. metres (1093.6 sq. feet)

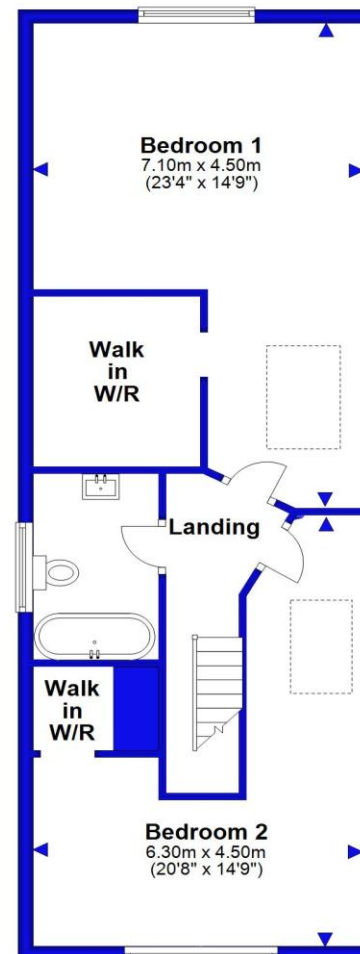


Total area: approx. 162.3 sq. metres (1747.5 sq. feet)

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

First Floor

Approx. 60.8 sq. metres (654.0 sq. feet)







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