



Minterne Road, Mundeford, Christchurch, Dorset BH23 3LD

Mitchells
1963 — TODAY



A striking coastal style detached chalet, boasting accommodation of nearly 1800 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.

MASTER BEDROOM WITH DRESSING ROOM and EN-SUITE

THREE FURTHER DOUBLE BEDROOMS (one with en-suite shower room)

FAMILY BATH/SHOWER ROOM • KITCHEN/DINING/FAMILY ROOM

SEPARATE LOUNGE/BEDROOM 5 • GARDEN • GARAGE

AMPLE OFF ROAD PARKING



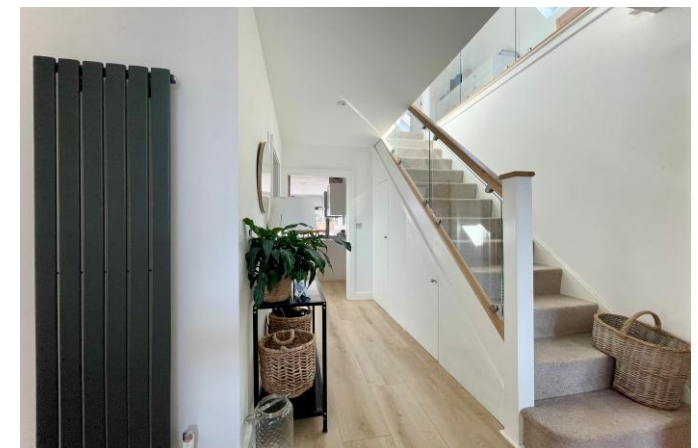
- Substantial detached chalet of nearly 1800 sq ft In this sought after location
- Fabulous large kitchen/dining/family room with bifold doors
- Quality kitchen with integrated appliances
- Separate lounge/snug and two ground floor bedrooms/study
- Impressive master bedroom suite with dressing room and ensuite
- Large bedroom two with ensuite
- Four piece ground floor family bathroom
- Private, sunny rear garden with different seating areas
- Driveway parking for several cars 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 'E' £2,844.46 EPC 'C'



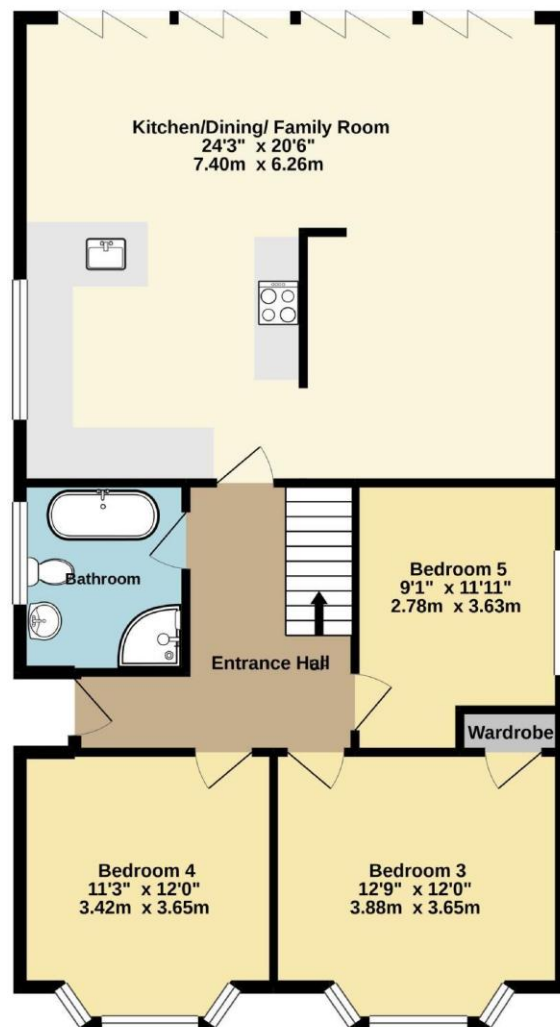


Location

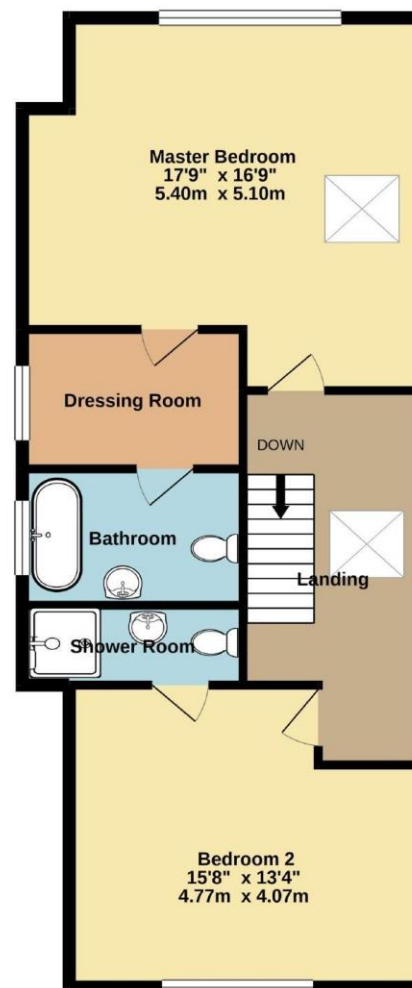
Mudeford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudeford 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 Mudeford is a popular choice for relocation.



GROUND FLOOR
1038 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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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