



Winkworth

for every step...

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15 FALCON DRIVE, MUDEFORD, CHRISTCHURCH, DORSET BH23 4BA **OFFERS OVER £750,000 FREEHOLD**

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Extended detached bungalow in this prime Mudeford location well presented throughout and just a short walk from award winning beaches and the picturesque Mudeford quay.

15 Falcon Drive, Mudeford, BH23 4BA
Offers over £750,000 Tenure: Freehold

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is just across the road. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Description:

Extended detached bungalow in this prime Mudeford location well presented throughout.

Spacious entrance hall with cupboard house gas fired boiler. Three double bedrooms with the principal bedroom benefiting from an en suite and each room enjoying built-in wardrobes.

Luxury shower room with walk-in shower, WC and wash hand basin with vanity unit.

Open plan kitchen/dining/living room at the rear of the bungalow with semi-vaulted ceiling, feature fireplace and breakfast bar. The kitchen area has been fitted with work surfaces to three sides with a range of base and eye level units and drawers. Integrated appliances include fridge/freezer, dishwasher, washing machine, oven, hob and extractor.

Conservatory at the rear with doors to the garden, brick base with UPVC double glazed windows and triple polycarbonate ceiling. Feature brick wall with space for electric fire.

Spacious garage at the side with electric roller door, side door to the garden, rear aspect window, light and power. Brick paved driveway providing off road parking to the side and front of the bungalow.

Gas fired central heating, some underfloor heating and UPVC double glazing.

Landscaped and low maintenance gardens to the front and rear.

Superb location just a few minutes walk to the sandy "blue flag" Avon beach and Mudeford quay.

BCP Council Tax Band - "D"

Summary:

- Well presented detached bungalow
- Three bedrooms
- Open plan kitchen/living space
- Conservatory
- En suite & separate shower room
- Large garage with electric roller door
- Brick paved driveway
- Enclosed rear garden
- Short walk to award winning Avon Beach
- No forward chain





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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