

HUMPHREYS & ORR

Leading Agent
for Mudeford, Friars Cliff and Surrounding Areas



2 ROBINS WAY, MUDEFORD, CHRISTCHURCH, DORSET BH23 4AW
PRICE £585,000 Freehold - COUNCIL TAX BAND 'F'



**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS SOLE AGENTS
HUMPHREYS & ORR AS ABOVE**

A rare opportunity to acquire a SPACIOUS THREE BEDROOM DETACHED PROPERTY situated in this highly sought after residential Cul-de-sac within a few hundred yards of sandy Avon Run beach, delightful walks etc. Other renown local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities, Stanpit Marsh Nature Reserve which in turn adjoins the harbour, historic Hengistbury Head and the nearby New Forest. Principal towns nearby include

Humphreys & Orr • 4 Falcon Drive, Mudeford, Christchurch Dorset BH23 4BA
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Christchurch which benefits from the Marks & Spencer and Waitrose supermarkets and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford Roundabout and for

local shopping the Bure Lane Post Office/General stores together with bus service is available nearby in Bure Lane.

The property is constructed with external colour washed brick and rendered elevations under a tiled roof. Heating is supplied by a gas fired central heating system and the property also benefits from UPVC double glazed windows.

Services: All main services are connected however, these together with any heating or domestic appliances that may be included in the sale have not been tested by this Agency.

SUMMARY OF ACCOMMODATION

OPEN ENTRANCE PORCH * ENTRANCE HALL * CLOAKROOM * LOUNGE/DINING ROOM * KITCHEN/ BREAKFAST ROOM * STAIRCASE TO FIRST FLOOR LANDING BEDROOM ONE * BEDROOM TWO & BEDROOM THREE * BATHROOM & WC OUTSIDE: DOUBLE GARAGE WITH TWO SINGLE UP AND OVER DOORS ATTRACTIVE REAR GARDEN

The spacious well planned accommodation comprises with the following approximate measurements

OPEN ENTRANCE PORCH with UPVC DOUBLE ENTRANCE DOOR giving access to:

ENTRANCE HALL Telephone point. Central heating thermostat. Coats/storage cupboard, Housing gas and electric meters. Storage shelf over.

CLOAKROOM White suite comprising corner wash hand basin with tiled back. Monobloc mixer tap and pop up waste. Low level WC.

LOUNGE/DINING ROOM 21' 0" x 17' 9" max Double and single radiator. Electric points. TV aerial point. Central heating thermostat. Walk in cupboard housing wall mounted Potterton Prima gas fired central heating boiler plus additional storage cupboard Two sets of UPVC double glazed sliding patio doors giving access to rear patio and garden. Feature brick fire place with marble top and TV stand.

EXCELLENT KITCHEN / DINER Partly tiled comprising inset stainless double drainer sink unit with matching mixer tap. Range of Lime Oak style fitted floor and wall units. Five drawer unit. Four shelved larder cupboard. Glazed display cabinet. Integrated fridge/freezer. Plumbing for automatic washing machine. Space for large range/cooker. Large canopy extractor hood over. **DINING/BREAKFAST AREA** with matching glazed display cabinet with double cupboard and drawers under. Radiator. Electric points. UPVC double casement doors giving access to rear patio and garden.

STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING Radiator. Electric point. Airing cupboard housing insulated hot water cylinder. Linen shelving . Central heating programmer.

BEDROOM ONE 16' x 11' 0" Range of wall to wall built in wardrobes. Matching dressing table unit with four sets of three drawers and mirror back. Double headboard with matching two drawer side chests. Radiator. Electric points.

BEDROOM TWO 16'6" max x 11' 0" Built in double wardrobe. Vanity unit with inset wash hand basin. Double cupboard under. Tiled back. Radiator. Electric points.

BEDROOM THREE 11' 0" x 9' 6" Built in double wardrobe and five shelved storage cupboard. Radiator. Electric points.


BATHROOM Fully tiled white suite comprising panelled bath. Chromium mixer tap and hand shower attachment. Two hand rails. Vanity unit with inset wash hand basin . Chromium mixer tap and pop up waste. Double cupboard and side cupboard under. Mirror back. Low level WC. Wall mounted towel rail/radiator. Shaver socket.

OUTSIDE Double garage with two up and over doors. Attractive rear garden laid mainly to lawn with flowers shrubs and trees. Paved patio. **FRONT GARDEN** laid mainly to lawn with flowers, shrubs and trees. Side paved area.

PRICE £585,000

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4 FALCON DRIVE, MUDEFORD,
CHRISTCHURCH, DORSET**

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		68	(55-68) D
(39-54) E	47		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC