

11 MUDE GARDENS, MUDEFORD, CHRISTCHURCH, DORSET BH23 4AR
PRICE £299,950 Freehold - COUNCIL TAX BAND 'E'



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

A rare opportunity to acquire an extremely well presented **THREE BEDROOM TOWN HOUSE** backing onto the Mude Stream very well situated in this sought after residential cul-de-sac being within walking distance of the picturesque Mudeford Quay with its excellent boating and fishing facilities. Sandy Avon & Friars Cliff beaches. Delightful coastal walks. Stanpit Marsh Nature Reserve which in turn adjoins the harbour. Historic Hengistbury Head and the nearby New Forest. Principal towns nearby include 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.

The property is constructed with external brick and tiled hung 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 connect 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

**UPVC DOUBLE GLAZED ENTRANCE DOOR giving access to ENTRANCE HALL *
CLOAKROOM * EXCELLENT KITCHEN/BREAKFAST ROOM *
DELIGHTFUL 'L' SHAPED LOUNGE/DINING ROOM with PATIO DOOR TO PATIO AND
REAR GARDEN (most attractive outlook over the Mude Stream) *
STAIRCASE TO FIRST FLOOR LANDING
THREE BEDROOMS * LARGE BATHROOM with separate SHOWER & WC
OUTSIDE * SINGLE GARAGE * ATTRACTIVE GARDENS**

The spacious well planned accommodation comprises with the following approximate measurements:

UPVA DOUBLE GLAZED ENTRANCE DOOR giving access to

ENTRANCE HALL Tiled floor. Double radiator. Central heating programmer. Under stairs storage cupboard also housing gas fired central heating boiler. Coats cupboard with storage shelf over.

CLOAKROOM Fully tiled white suite comprising corner wash hand basin with mono bloc mixer tap and pop up waste. Low level WC suite. Chromium style towel rail/radiator.

DELIGHTFUL 'L' SHAPED LOUNGE/DINING ROOM 20' 0" max x 19' 0" max Three double radiators. Electric points. TV aerial point. Five wall light points. UPVC double glazed sliding patio doors giving access to **REAR PATIO & GARDEN.**

EXCELLENT KITCHEN/BREAKFAST ROOM 16' 0" max x 12' 8" comprising Franke inset one and a half bowl stainless sink. Matching mixer tap. Fitted waste disposal unit. Excellent range of fitted floor and wall units. Granite work surfaces. Built in integrate Neff dishwasher, fridge and freezer. Neff automatic washing machine. Neff electric double oven. Neff five ring gas hob with canopy extractor hood over. Neff built in microwave. Ceramic tiled floor. Double radiator. Matching breakfast bar. Electric points. Inset ceiling spotlights.

STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING Radiator. Airing cupboard housing insulated hot water cylinder and fitted electric immersion heater linen shelving over. Hatch to roof space.

BEDROOM ONE 12' 6" x 11' 0" Range of built in Hammond wardrobes matching chest of drawers. Radiator. Electric points. Telephone point. Recessed shelved storage cupboard.

BEDROOM TWO 12' 8" x 9'0" Radiator. Electric points. Recessed shelved storage cupboard.

BEDROOM THREE 10' 10" x 6'0" Radiator. Electric points.

BATHROOM/SHOWER ROOM Fully tiled white suite comprising panelled bath. Chromium mixer tap and hand shower attachment. Two hand rails. Vanity unit with mono bloc mixer tap and pop up waste. Double cupboard under. Mirror back. Low level WC suite. Shower cubicle with Aqualiser mixer and spray. Chromium style heater towel rail/radiator. Inset ceiling spotlights.

DELIGHTFUL WELL ENCLOSED REAR GARDEN mainly paved for ease of maintenance with inset flowers and shrubs. Terraced at the rear leading down to the most attractive Mude Stream. **THE FRONT GARDEN** is mainly paved for ease of maintenance.

DRIVEWAY TO SINGLE GARAGE with up and over door. Electric light and power. Personal door.

PRICE £299,950

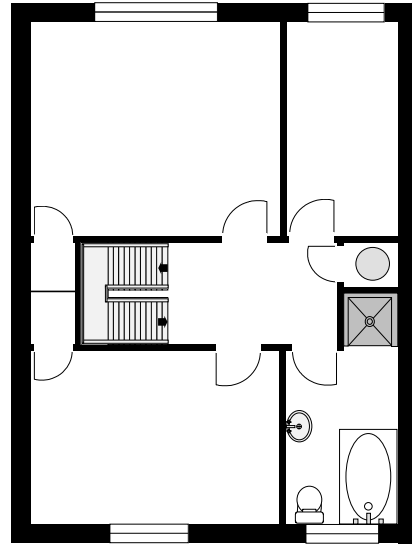
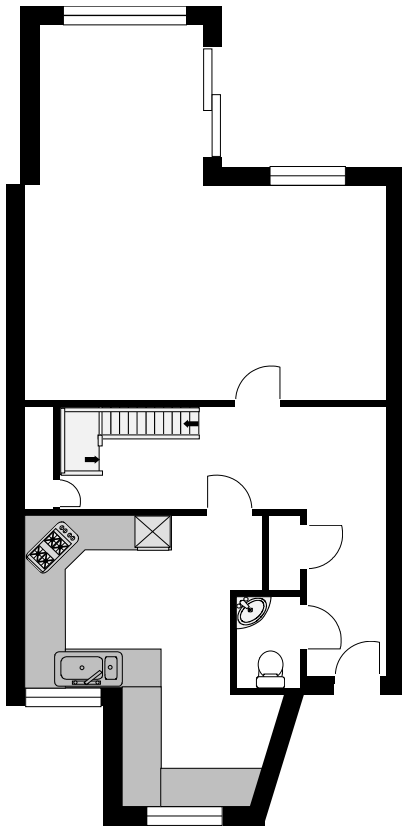
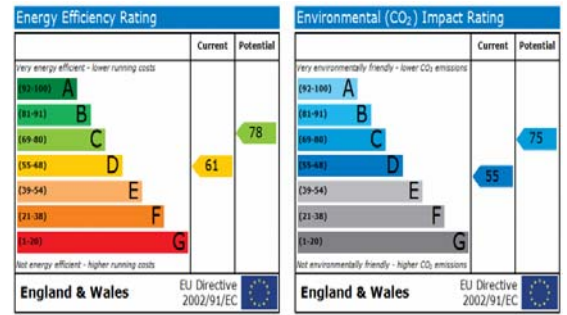
VIEWING PLEASE BY APPOINTMENT WITH OWNERS SOLE AGENTS

**HUMPHREYS & ORR
4 FALCON DRIVE, MUDEFORD, CHRISTCHURCH, DORSET**

Telephone 01425 274444

Humphreys & Orr • 4 Falcon Drive, Mundeford, Christchurch Dorset BH23 4BA
Tel 01425 274444 • Fax 01425 279174 • Email humphreys.orr01@btconnect.com

Website address: www.humphreysorr.co.uk
 Ref 36394



LOUNGE