

'LITTLE CLOSE' 89a MUDEFORD, CHRISTCHURCH, DORSET BH23 3NJ
PRICE £650,000 FREEHOLD – COUNCIL TAX BAND 'F'



VIEWING BY APPOINTMENT ONLY PLEASE THROUGH HUMPHREYS & ORR AS ABOVE

Humphreys & Orr are delighted to have been favoured with the opportunity to market this attractive and spacious CHALET STYLE BUNGALOW situated right in the heart of Mudeford, and enjoying delightful views towards Christchurch Harbour. Properties of this quality and location are seldom available, **VIEWING IS HIGHLY RECOMMENDED.**

We understand the property was constructed in the 1980's of external brick elevations under a tiled roof. Heating is supplied by a gas fired central heating system, and the property also benefits from double glazed windows. The property is presented in first class decorative order, benefiting from

having been refurbished to a high standard, and an internal inspection is strongly advised to appreciate this highly desirable home.

Renowned local amenities within walking distance include the picturesque Mudeford Quay with its excellent boating and fishing facilities, together with sandy Avon Run beach. Other renowned local amenities include 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, and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout, and for local shopping, the Staffords and Falcon Parades together with main bus service are within level walking distance of the property.

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

SUMMARY OF ACCOMMODATION:

COVERED ENTRANCE PORCH * ENTRANCE HALL * MAGNIFICENT LOUNGE WITH TWO SETS OF PATIO DOORS GIVING ACCESS TO CONSERVATORY * SUPERB MODERN FITTED KITCHEN/DINER WITH MANY FEATURES INCLUDING GRANITE WORK SURFACES AND INTEGRATED APPLIANCES, SLIDING PATIO DOORS TO CONSERVATORY HARBOUR VIEW CLOAKROOM * GROUND FLOOR BEDROOM ONE WITH BUILT-IN WARDROBES * REAR ENCLOSED LOBBY WITH EN-SUITE SHOWER ROOM * PERSONAL DOOR TO DOUBLE GARAGE * GROUND FLOOR BEDROOM TWO/STUDY – BUILT-IN WARDROBES ETC * EN-SUITE SHOWER ROOM * STAIRCASE TO FIRST FLOOR LANDING * MASTER BEDROOM WITH DELIGHTFUL VIEWS * BUILT-IN WARDROBES * EN-SUITE BATHROOM & W.C. OUTSIDE: DRIVEWAY TO ATTACHED DOUBLE GARAGE WITH MOTORISED UP-AND-OVER DOOR * DELIGHTFUL PATIO STYLE REAR GARDEN WITH SUNNY ASPECT AND DELIGHTFUL OUTLOOK TOWARDS CHRISTCHURCH HARBOUR.

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

COVERED ENTRANCE PORCH Hardwood front door with feature coloured leaded light inset, leaded light side panel.

ENTRANCE HALL Ceramic tiled floor. Double radiator. 6 electric points. Under stairs cloaks/storage cupboard. Airing cupboard with double doors. Radiator. Linen shelving.

CLOAKROOM White suite comprising: wash hand basin with double cupboard under. Chromium mono bloc mixer tap, tiled back. Low level WC. suite. Ceramic tiled floor to match hallway. Radiator. Cupboard with retractable door with space and plumbing for automatic washing machine, storage area over. 2 electric points.

LOUNGE 19ft 6ins x 16ft 6ins. A beautifully proportioned room. Feature fireplace with inset 'Living Flame' gas fire. 2 double radiators. TV aerial point. 8 electric points. 2 wall light points. Two sets of hardwood patio doors to:



CONSERVATORY 17ft x 10ft 4ins Recently fitted. Harbour view. Ceramic tiled floor. Electric points. Two wall lights. Sliding double glazed door to rear garden.

SUPERB KITCHEN/DINER 19ft 6ins x 10ft 6ins Comprehensive range of modern limed oak fitted floor and wall units, glazed display cabinets, granite work surfaces including peninsular unit with granite top. Integrated appliances include AEG four ring gas hob, electric double oven under, canopied extractor hood over. Inset one and half bowl 'Franke' sink, waste disposal unit fitted, Mono bloc mixer tap, granite drainer, four drawer unit. AEG fridge and freezer, AEG dishwasher, bin cupboard, partly tiled walls, ceramic tiled floor. 10 inset ceiling spotlights. Ample electric points. Double radiator.

DINING AREA HARBOUR VIEW. Sliding UPVC patio doors giving access to Conservatory.

GROUND FLOOR BEDROOM ONE 18ft 6ins max x 10ft 10ins Built-in triple and double wardrobe and six drawer unit Double radiator. 8 electric points. Door giving access to rear lobby with radiator, ceramic tiled floor.

EN-SUITE SHOWER ROOM Fully tiled shower cubicle with mixer and spray, wash hand basin with mono bloc mixer tap, tiled back, mirror fronted medicine cabinet over, shaver socket, low level WC. Heated towel rail/radiator.

GROUND FLOOR BEDROOM TWO 13ft 10ins x 10ft 4ins. Double aspect windows. Built-in wardrobes with storage cupboards over. Also built-in unit under with display shelving. Two/three drawer chests and centre cupboard. Matching dressing table/desk with three drawer side chest. Double radiator. TV aerial point. 4 electric points.

EN-SUITE SHOWER ROOM fully tiled shower cubicle with mixer and spray, retractable shower screen, wash hand basin with chromium mono bloc mixer tap. Mirror fronted medicine cabinet over. Shaver socket. Low level WC. suite. Heated towel rail/radiator. Ceramic tiled floor.

STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING:

Useful area for desk/computer. Telephone point. 4 electric points. Hatch to under eaves storage area.

MASTER BEDROOM/BEDROOM THREE 18ft x 13ft max into recess. DELIGHTFUL HARBOUR VIEWS. Excellent range of mirror fronted built-in wardrobes, corner dressing table and two/three drawer chests. Cushioned window seat with six drawers under. Matching headboard and two bedside cabinets. Double radiator. Electric points.

EN-SUITE BATHROOM partly tiled. White suite comprising: panelled bath with centre mixer tap, useful towel store, pedestal wash hand basin with mixer tap, mirror fronted medicine cabinet over. Low level WC suite. Heated towel rail/radiator.

OUTSIDE: The property is approached via. Double opening wrought iron gates, a further wrought iron Gate to the side of the property leads to the rear garden. There is an extensive area of tarmac driveway providing good off street parking and giving access to LARGE ANGLED DOUBLE GARAGE with electronically operated up-and-over door. The garage is fitted with strip light and electric points. Personal door to lobby.

The front boundary is defined by mature brick wall the remainder of the front garden is evergreen hedging with flower and shrub borders and large fig tree.

The easily maintained rear garden enjoys a sunny aspect with delightful views towards the harbour. The garden is attractively laid out with two raised paved patio areas, small lawn surrounded by raised ornamental flower and shrub borders. External light. Providing a wonderful setting for this luxury chalet style bungalow ideal holiday home/permanent residence.

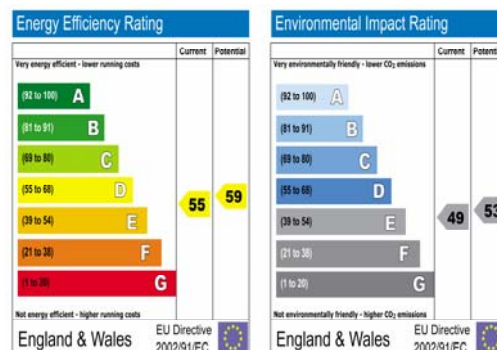
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**VIEWING OF THIS HIGHLY
DESIRABLE HOME IS RECOMMENDED**

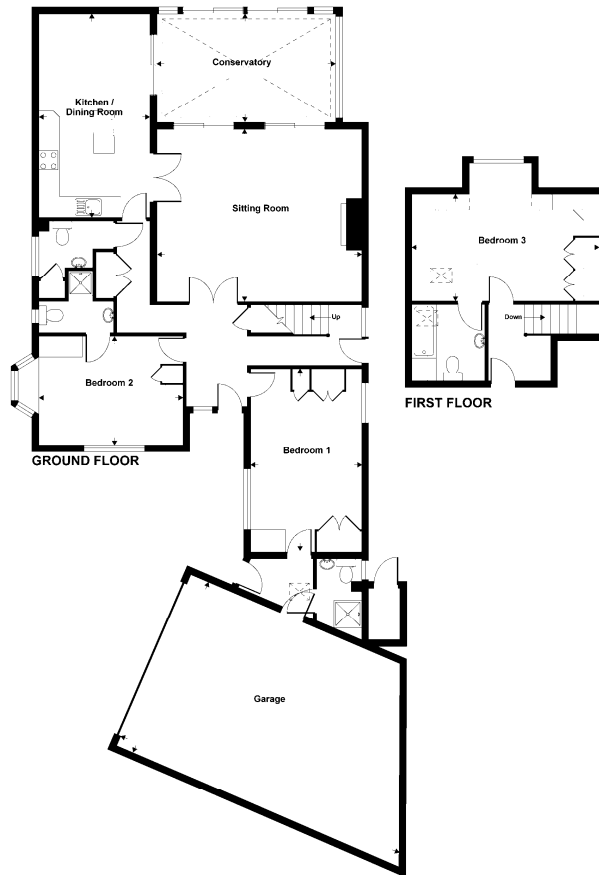
**HUMPHREYS & ORR,
4 FALCON DRIVE, MUDEFORD.**

TELEPHONE 01425 274444

Website: www.humphreysorr.co.uk Ref 36440



Please note this floorplan is not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.