

65 Lingwood Avenue, Mudeford, Dorset, BH23 3JU

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Offers In Excess Of £750,000 *Freehold*

Beautifully presented and spacious chalet style bungalow measuring over 1500 sq. ft., situated in an excellent location right in the heart of Mudeford. Within 600m of Stanpit Marsh Nature Reserve, 350m to Mudeford junior school and under a mile to award winning beaches and the picturesque Mudeford quay.

KEY FEATURES

- Four/five bedrooms & Two shower rooms
- Kitchen/breakfast room with integrated appliances
- Spacious lounge/dining room with bi-fold doors to the garden
- Detached double length garage with further workshop area at the rear
- Private rear gardens and plenty of off-road parking to the front & side





Mudeford

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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 within a mile. A short car ride from the property is the New Forest National Park (circa 5 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (circa 2 miles) 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:
This skilfully converted and extended chalet offers versatile accommodation, with up to five bedrooms, if required, and stands on an attractive plot with plenty of parking, a detached tandem garage with workshop and private gardens to the rear.

Front door at the side with storm porch opens onto a spacious entrance hall with stairs leading to the first floor and under stairs storage cupboard.

Spacious lounge/dining room with bi-folding doors to the garden, feature fire place with timber surround and space for electric fire.

The kitchen/breakfast room has space for a table and chairs to one side with French doors to the garden and a side aspect window. The kitchen has been well fitted with range of cupboards and drawers. Integrated appliances include an electric double oven, induction hob with extractor over, dishwasher and full length fridge and separate freezer. Cupboard housing wall mounted Worcester Bosch combi boiler (controlled via "Hive" thermostat).

Two double bedrooms at the front of the property both with fitted wardrobes and plantation style shutters. Bedroom one has cupboard housing electric meter and consumer unit.

Shower room with side aspect window, walk-in shower, wash hand basin and wc.

Bedroom five/utility room with side aspect window, space and plumbing for washing machine and tumble dryer.

First floor landing with Velux window and loft hatch, door to the spacious first floor shower room with side aspect window, walk-in shower, wash hand basin and wc.

There are two further double bedrooms to the first floor with bedroom three enjoying a front aspect window and Velux window while bedroom four has two Velux windows. Both rooms enjoy access to eaves storage space.

Outside
To the front of the property there is a gravel driveway which leads to timber gates at the side and provides ample off road parking space.

The gates lead to a further area of parking and then the tandem length garage with up and over door, two side doors, two side windows, light and power. At the rear of the garage is a workshop area with side window, wash hand basin and water tap.

The private rear garden is mainly laid to lawn and well stocked with a range of flowers, fruit trees and hedging.

BCP Council Tax Band = "E"

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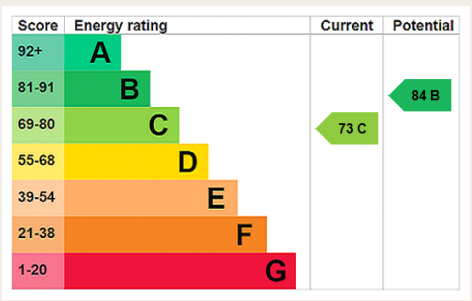
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C
Listed status: Property is not listed

Services: Mains gas, electric, water and drainage
Mobile Network Coverage: Likely outside with all major providers, limited/no coverage from some providers inside.
Broadband Availability: Ultrafast available up to 1000mbps





N E S W

Total Area: 142.2 m² ... 1530 ft² (excluding garage, workshop)

All measurements are approximate and for display purposes only

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