



12 Donnington Drive

Mudford, Christchurch, BH23 4SZ

SPENCERS
COASTAL





A well-proportioned detached family home, situated in a highly desirable area within walking distance of Avon Beach and nearby amenities

The Property

A welcoming entrance porch opens into the hallway, providing access to all principal ground floor rooms.

To the front, a well-proportioned living room enjoys a large bay window and an electric fireplace with an attractive tiled surround. Double casement doors connect through to the dining area.

At the rear lies an open-plan L-shaped kitchen with tiled flooring throughout and an opening into the dining area. The kitchen is fitted with a good range of white gloss wall, base, and drawer units with laminate worksurfaces, together with a peninsular unit forming a breakfast bar. Integrated appliances include a double oven and a four-ring gas hob with extractor over.

From the dining area, doors open into a conservatory with a log burner, creating an appealing focal point, while enjoying pleasant views over the garden.

A useful utility room, adjacent to the kitchen, provides further storage and space/plumbing for white goods, and also gives access to the integral garage.

£650,000



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The property offers generous living accommodation, including five bedrooms, two bathrooms, a large garden room, off-road parking, and an integral garage

The Property Continued ...

The ground floor also includes a generous double bedroom with ample space for furniture, served by a modern shower room comprising a walk-in shower with rainfall attachment, WC, and wash basin, finished with fully tiled walls and flooring.

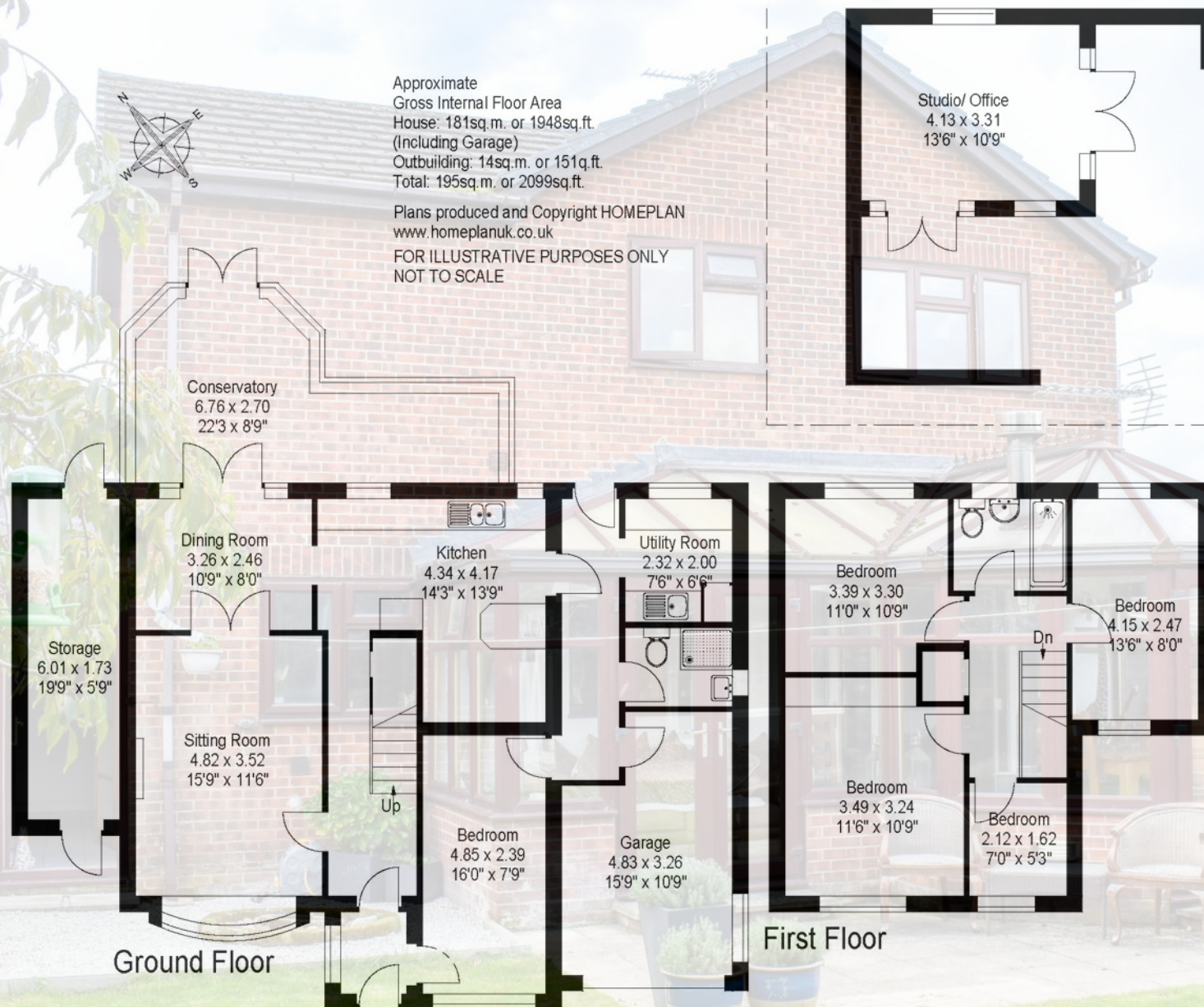
To the first floor, there are four further bedrooms, three of which are doubles, including one with full-width fitted wardrobes.

The bedrooms are served by a family bathroom fitted with a panelled bath with shower attachment and screen, WC, and wash basin, with fully tiled walls.









Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Outside

The property is approached via a block-paved driveway providing ample off-road parking and access to the integral garage.

The rear garden is mainly laid to lawn, enclosed by mature hedging and fencing, and features a large patio adjoining the property.

A substantial garden room, currently used as a games room, sits to the rear, complemented by an adjoining barbecue area and a covered seating space.

Additional Information

Energy Performance Rating: D Current: 68 Potential: 79

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity







The Local Area

Mudeford enjoys a spectacular location with Christchurch Harbour on one side and Christchurch Bay on the other. Mudeford was originally a fishing village; today picturesque Mudeford Quay, at the mouth of Christchurch Harbour, continues this legacy.

The Quay is a focal point for the area and is popular with families going crabbing as well as water sports enthusiasts. There are stunning views to Mudeford Sandbank and across Christchurch Bay to the Isle of Wight, while a promenade heads east to sandy Gundimore and Avon Beaches. A ferry service from the Quay takes pedestrians across the harbour mouth to Mudeford Sandbank. This sandy peninsula is a glorious destination with its continental vibe and colony of colourful beach huts - the most expensive ones in the UK.

Points Of Interest

Avon Beach	0.6 miles
Mudeford Quay	1.3 miles
Steamer Point Nature Reserve	1.1 miles
The Beach Hut Cafe	0.7 miles
Noisy Lobster	0.8 miles
The Jetty	1.1 miles
Christchurch Harbour Hotel & Spa	1.1 miles
Sainsburys	1.0 miles
Mudeford Junior School	1.1 miles
Highcliffe Secondary School	1.5 miles
Hinton Admiral Train Station	2.0 miles
Bournemouth Airport	6.4 miles
Bournemouth Town Centre	8.9 miles
London	100 miles



For more information or to arrange a viewing please contact us:

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