



2 Wessex Close

Christchurch, BH23 4SS



SPENCERS





A well-presented three-bedroom semi-detached home featuring an impressive and spacious open-plan kitchen/dining area, a bright living room opening onto a low-maintenance rear garden, a useful outside studio, garage and off-road parking.

The Property

Over the tarmac driveway and through the contemporary front door, you enter into an impressive and generously sized kitchen/dining room with tiled flooring.

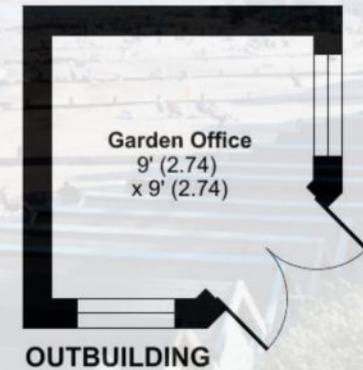
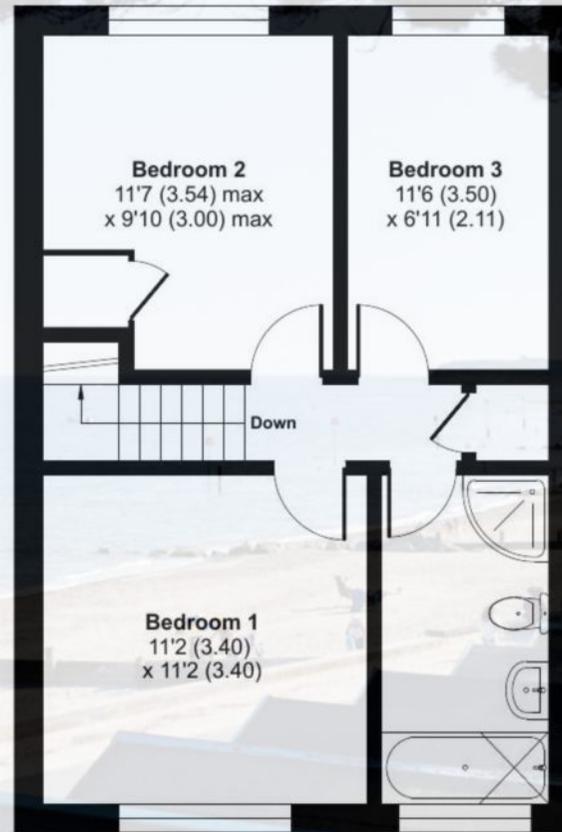
The kitchen area comprises a range of wall-mounted and floor-standing units with worktops over. Integrated appliances include an oven, hob with extractor over, dishwasher and sink positioned beneath the front window overlooking the driveway. There is space for a fridge freezer and an internal door leading to the single garage. The room provides ample space for both dining and living furniture and also features a staircase to the first floor.

From here, you move through to the living room which benefits from a vaulted ceiling with a Velux window, creating a light and airy feel. Double patio doors open out onto the attractive rear garden, with an additional window overlooking the garden allowing plenty of natural light to flow into the room.

Taking the stairs to the first floor, you arrive at a central landing providing access to all bedrooms and the family bathroom.

£475,000





Approximate Area = 1079 sq ft / 100.2 sq m
 Garage = 105 sq ft / 9.7 sq m
 Outbuilding = 73 sq ft / 6.7 sq m
 Total = 1257 sq ft / 116.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR





The Property Continued...

The principal bedroom is located on the right-hand side and is a good-sized double with built-in wardrobes and a window overlooking the front of the property. Bedroom two is positioned across the landing and is another good-sized double, benefiting from a built-in cupboard over the stairs and a window overlooking the rear garden. Bedroom three is located at the end of the hallway and would make an ideal single bedroom, nursery or study, with a window also overlooking the rear garden.

The family bathroom comprises a bath with separate shower, fitted basin, WC and heated towel radiator, with an obscure window to the front of the property.

From the landing there is also access to the loft via a hatch with a pull-down ladder providing useful storage, along with a door leading to the airing cupboard.

Back downstairs, a side door from the kitchen/dining area leads into a useful utility through-room which provides additional storage space and also offers access via a side door to the outside of the property. Within this area there is also a further door leading to a convenient downstairs shower room comprising wash basin, WC and walk-in shower, ideal after muddy walks or for cleaning up pets.



Grounds & Gardens

Approaching the property from the road, there is off-road parking for vehicles on the tarmac driveway with access to the garage. To the right-hand side of the property there is a secure gate leading to a useful side storage area, ideal for bins, which in turn provides access to the rear garden.

The rear garden is designed to be low maintenance, with one half laid to paving slabs and the other to artificial lawn. The garden is fully enclosed and secure. Located in the bottom left-hand corner is a very useful garden studio, offering a versatile space ideal for a home office, studio or hobby room.



Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 75 Potential: 79

All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Broadband: FTTP - Fibre to the property directly.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

The property does have an Electric Vehicle (EV) charging point installed.





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!

Mudeford has also developed impressive foodie credentials with the likes of smart waterside restaurants The Jetty and Upper Deck at Christchurch Harbour Hotel, while there is an annual seafood festival on Mudeford Quay.

For families school provision is good with Mudeford Junior judged 'outstanding' by Ofsted, while property choice includes old fishermen's cottages, high-specification contemporary builds, marina developments and waterfront apartments. Comprehensive facilities are available at Christchurch, two miles west.



Important Notice

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 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.



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

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