



36 Sheldrake Road, *Mudford, Christchurch, BH23 4BP*

SPENCERS
COASTAL





A stunning and recently refurbished three-bedroom detached residence, located in a highly sought after area within close proximity to the award-winning Avon beach and restaurants (0.5 miles).

The property - ground floor accommodation

Welcoming entrance hall gives access to all ground floor accommodation, with stylish herringbone flooring continuing throughout

Luxurious open plan kitchen/family room with wall-to-wall bi-folding doors opening onto the rear gardens

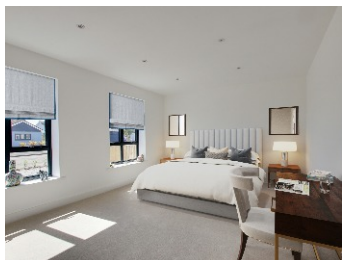
The kitchen is fitted with an extensive range of wall, floor and drawer shaker style units with quality quartz worksurfaces over, with the added benefit of a fantastic island unit

Integrated appliances include a five-ring induction hob with extractor fan over, double oven, fridge/freezer and dishwasher

Adjacent, a useful utility room which has space and plumbing for white goods, door into rear garden and garage

To the front aspect, a versatile bright and airy room which would make an ideal bedroom three and is serviced by;

A modern ground floor shower room comprising an oversized shower cubicle with glass enclosure and rainfall attachment over, complete with partly tiled walls

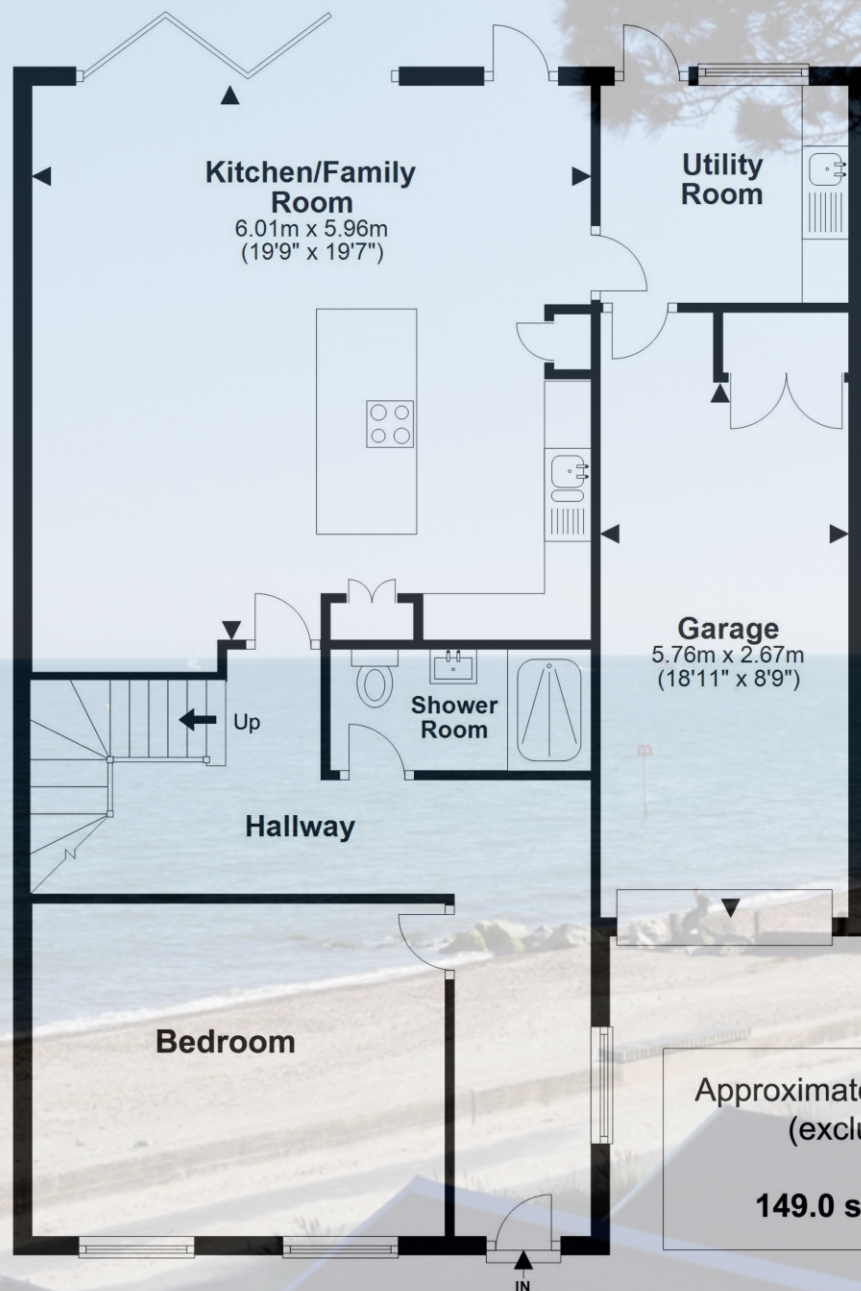


£950,000



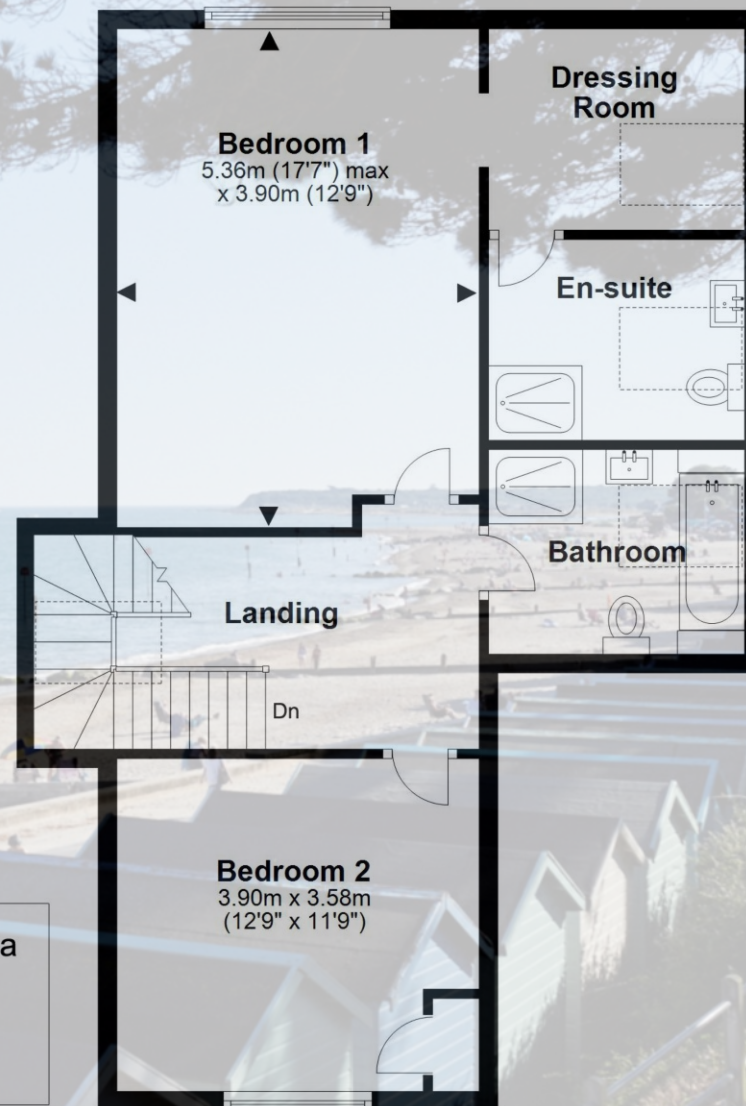
FLOORPLAN

Ground Floor



Floor Plan

First Floor



Approximate Gross Internal Area
(excluding Garage):

149.0 sqm / 1604.0 sqft



This modern home boasts a sleek and contemporary design comprising a brilliant open plan kitchen/family room, three-well appointed bedrooms and is situated in beautifully landscaped, low maintenance gardens.

The property - first floor accommodation

From the entrance hallway, an attractive oak staircase with glass balustrade rises to the spacious first floor landing

Spacious and comfortable bedroom two with large window overlooking the front aspect, fitted with built in storage cupboard

Serviced by a four-piece family bathroom, comprising a panelled bath and separate shower cubicle

Brilliant master bedroom suite with ample room for additional furnishings, complete with a walk-in dressing room and en-suite shower room

Property Video

Point your camera at the QR code below to view our professionally produced video.





The property further benefits from off-road parking and Garage

Outside

The beautifully landscaped, low maintenance rear gardens are a particular feature of this home, creating the ideal space for entertaining. The Garden is thoughtfully designed with a terrace area adjacent to the kitchen, which steps down to the lawn creating a natural flow between indoor and outdoor living spaces.

The Situation

Mudford enjoys a spectacular location with Christchurch Harbour on one side and Christchurch Bay on the other. Mudford was originally a fishing village; today picturesque Mudford 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 Mudford 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 Mudford 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!

Mudford 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 Mudford Quay.

For families school provision is good with Mudford 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.



Situated moments from popular sandy Avon beach

Services

Energy Performance Rating: D Current: 65 Potential: 85

All mains services connected

Points Of Interest

Avon Beach	0.2 miles
Streamer point Nature Reserve	0.4 miles
The Beach Hut Café	0.4 miles
Noisy Lobster restaurant	0.8 miles
The Jetty Restaurant	1.2 miles
Christchurch Harbour Hotel & Spa	1.2 miles
Mudeford Quay	1.2 miles
Sainsburys Superstore	1.0 miles
Mudeford Junior School	1.4 miles
Highcliffe Secondary School	1.2 miles
Hinton Admiral train station	2.3 miles
Bournemouth Airport	6.6 miles
Bournemouth Centre	8.1 miles
London	2 hour by train

Important Information

Spencers Coastal 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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