



**HEARNES**  
WHERE SERVICE COUNTS



A truly stunning detached chalet home located in the highly sought after Mudeford location only a short distance to the picturesque Mudeford Quay and Avon Beaches whilst being within easy reach of Christchurch Town Centre. The property has been extensively remodelled and updated by the current owner and has been finished to an exceptional standard throughout. The property offers spacious and flexible living accommodation throughout with the possibility of two ground floor double bedrooms or two reception rooms along with a exquisite open plan kitchen/dining/family room located to the rear of the property. The property further benefits from two luxury bath/shower rooms, feature understairs temperature controlled wine cellar along with ample off road parking and a landscaped, easy maintenance rear garden.

The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with feature staircase leading to the first floor landing, leads into the feature room of the property. An impressive open plan kitchen/dining/family room with feature media wall overlooks and leads onto the rear garden. A high specification kitchen offers a comprehensive range of floor and wall mounted units finished with a 30mm Calcutta gold Quartz work surface and comprehensive range of fitted kitchen appliances including an eye level Siemens double oven, multi function microwave, warming drawer, induction hob, quooker hot tap and integrated bin storage. The ground floor accommodation features two further reception rooms, both of which could be utilised as ground floor bedrooms. The ground floor accommodation is complete with a WC and utility room.

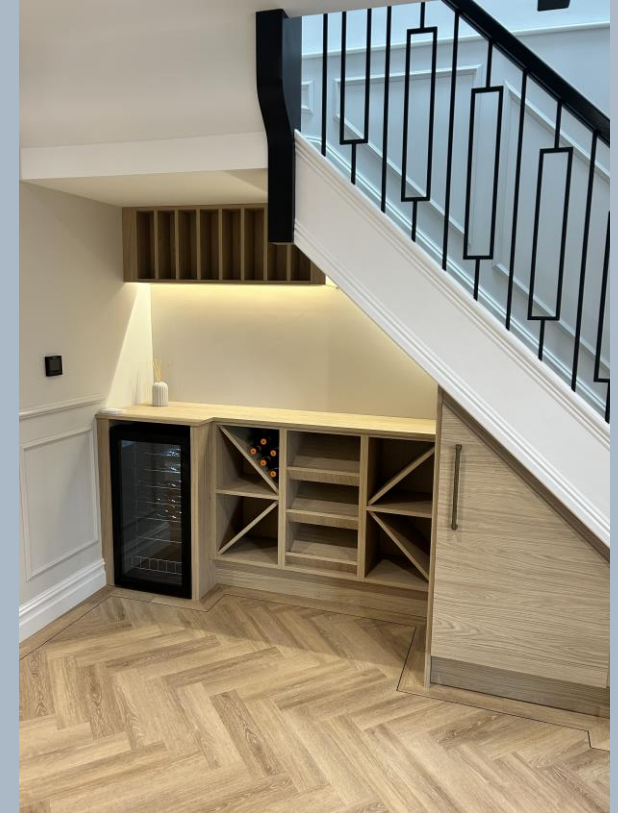
Situated on the first floor are two of the property's bedrooms, both of which are generous in size with the master bedroom featuring a luxury en suite shower room. A high specification family bathroom completes the accommodation comprising a WC, wash hand basin, free standing bath and large walk in shower enclosure.

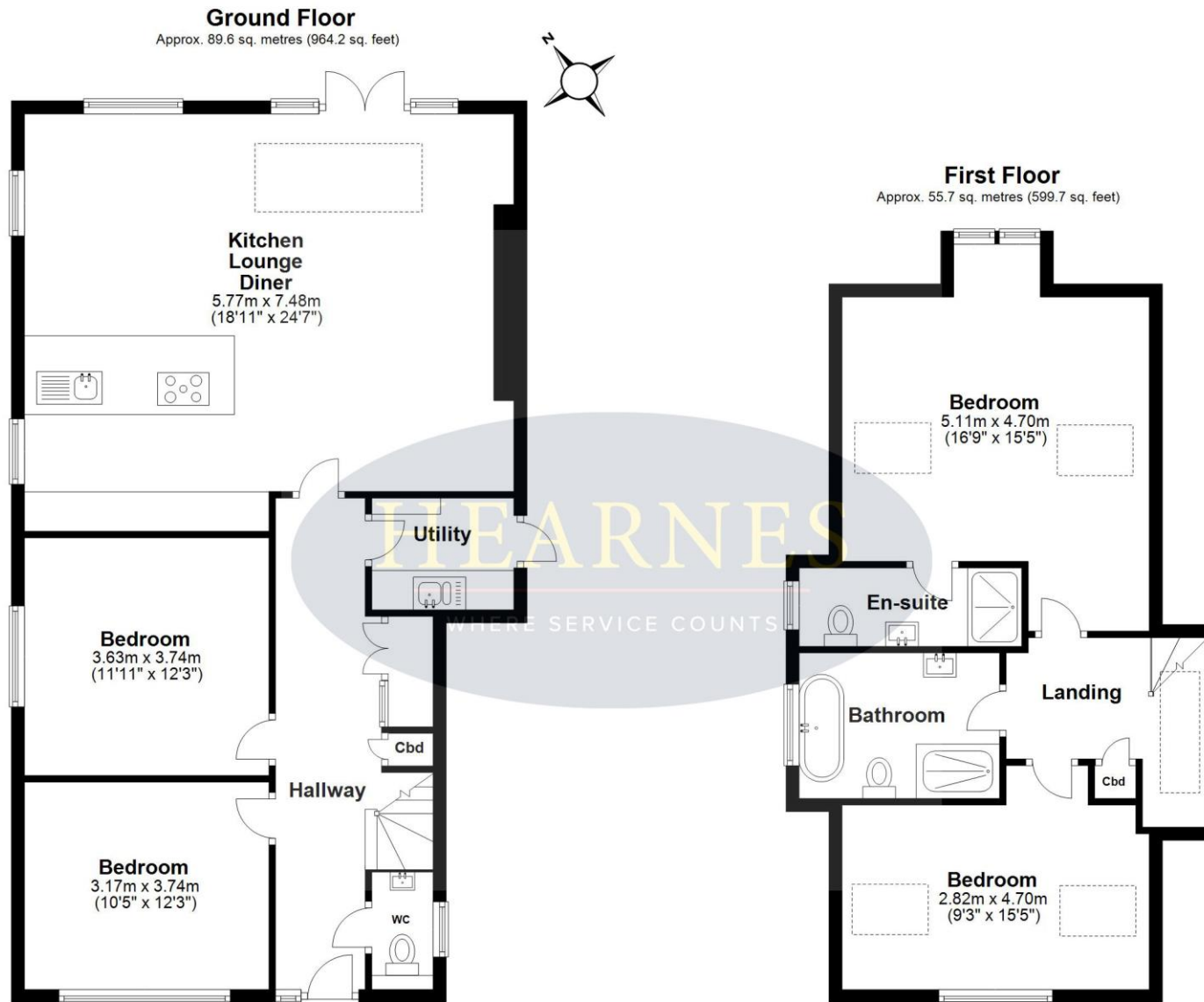
Externally the property features a low maintenance, private rear garden with an area laid to lawn along with a feature outdoor entertaining/fire pit area. To the front an attractive blocked paved driveway provides ample off road parking.

**EPC: C**

**COUNCIL TAX BAND:D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



