



11 Dunlin Close

Mudford, Christchurch, BH23 4BE

SPENCERS
COASTAL





A well-proportioned and beautifully presented detached bungalow set within low-maintenance, private gardens, ideally positioned within easy reach of Avon Beach, Mudeford Quay, and nearby amenities

The Property

The entrance porch opens into a welcoming hallway with stylish LVT flooring that continues throughout, giving access to all accommodation.

Forming the hub of the home is the extended kitchen/living room, enjoying a delightful double aspect and a vaulted ceiling with Velux windows, allowing natural light to flood the space.

The kitchen area, complete with attractive mosaic-style flooring, offers an excellent range of high-gloss wall, floor and drawer units. An island unit provides additional workspace and storage while subtly defining the zones.

From the living area, doors open into the rear conservatory, a generously sized space ideal for garden furniture, with sliding doors leading out to the rear decking and garden.

The accommodation includes two generous double bedrooms, served by a contemporary three-piece shower room comprising a corner shower cubicle, WC, and hand wash basin unit, complemented by fully tiled walls and flooring.

£585,000





The property has been tastefully extended to offer modern open-plan living, two double bedrooms, two bathrooms, and ample off-road parking

The Property Continued ...

The principal bedroom also benefits from a large en suite with an oversized walk-in shower, substantial vanity area, and access through to a dressing room, which has previously been utilised as an additional bedroom.

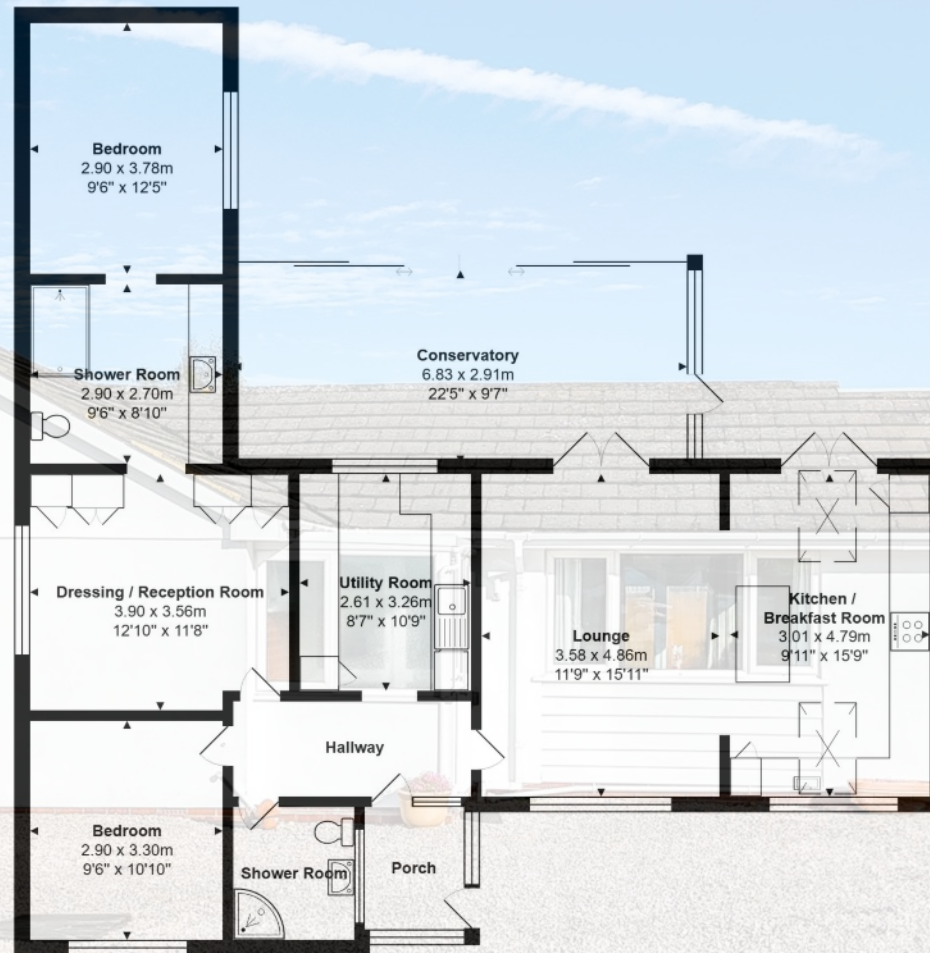
The property further features a separate utility room with fitted cupboards and storage, providing space and plumbing for white goods.

Property Video

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







Total Area: 120.9 m² ... 1301 ft²

All measurements are approximate and for display purposes only

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 gravelled driveway offering ample parking for several vehicles.

The rear garden has been designed with easy living in mind, combining an area of lawn with a separate section of shingle, bordered by mature shrubbery to provide a good degree of privacy.

Additional Information

Energy Performance Rating: D Current: 62 Potential: 80

Council Tax Band: D

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

Located on one of Mudeford's most sought-after roads, it is just steps away from Avon Beach and a short walk along the promenade from the rear gate you will find Mudeford harbour. The harbour itself is a mecca for water enthusiasts with a range of sailing activities, windsurfing and kite surfing. Other sports also enjoyed on the harbour are paddle and kayaking. Just across the way on the Mudeford sand bar are the famous beach huts and sandy beaches of Mudeford which can be accessed via the Mudeford Ferry. Walking in the other direction brings you to the popular sandy Avon beach, The Noisy Lobster restaurant, and shop area with views to the Isle of Wight. Another bonus of this amazing location is the close proximity of the Christchurch Harbour Hotel with its luxury Spa and very popular seafood restaurant, The Jetty.

The historical town of Christchurch is 2 miles to the West and Highcliffe village a similar distance to the East. Christchurch is extremely popular with locals and visitors alike. The town centre has many restaurants, cafes, a Waitrose and an M&S as well as a good selection of other food retailers, weekly market and boutique shops, as well as access to the Priory Quarter.

Christchurch Quay also hosts local events and activities in and around the Bandstand and Place Mill.

Points Of Interest

The Jetty Restaurant	0.2 miles
Christchurch Harbour Hotel & Spa	0.2 miles
Avon Beach	0.3 miles
Noisy Lobster Restaurant	0.4 miles
Mudeford Quay	0.4 miles
Mudeford Junior School	0.5 miles
Hinton Admiral Train Station	1.5 miles
Steamer Point Nature Reserve	1.7 miles
Highcliffe Secondary School	2.0 miles
Bournemouth Airport	4.0 miles
London	2 hours by train



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

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