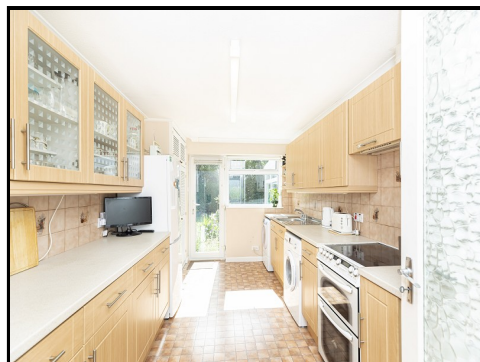




60 Sheldrake Road, Mundeford, Dorset. BH23 4BP

Offers in Excess of £600,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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Offers in Excess of £600,000

ONE OF THE LARGEST PLOTS IN THE ROAD - A well presented two double bedroom detached bungalow situated in a highly sought-after part of Mundeford, which is moments away from Avon Beach and Mundeford Quay. The property is positioned on a generous south easterly facing plot and is offered to the market with no forward chain.



ENTRANCE HALL

Accessed via a UPVC obscured double glazed front door with matching side screen, the entrance hallway is a bright and welcoming space with doors off to all accommodation. Ceiling light point, wall mounted double panelled radiator, loft hatch with drop down ladder provides access into the partly boarded roof space, coats cupboard, telephone point and power points.

LIVING/DINING ROOM (21' 11" X 11' 9") OR (6.67M X 3.58M)

A well-proportioned dual aspect reception room with UPVC double glazed window to the front and sliding patio doors to the rear. Two ceiling light points, electric fireplace with stone hearth and surround, two wall mounted double panelled radiators, TV aerial point and power points.

Sliding patio doors lead into the:

CONSERVATORY (10' 5" X 9' 5") OR (3.18M X 2.88M)

Of UPVC construction with brick edging to both sides and rear all housed under a triple-ply poly carbonate roof. Wall light point, vinyl flooring and power points. Double opening french doors provide access out onto the rear garden.

KITCHEN (14' 9" X 8' 8") OR (4.50M X 2.65M)

Fitted with a range of base and wall mounted cupboards and drawers with areas of roll top laminate work surface in part to two walls. Inset stainless steel sink with mixer tap over and drainer unit adjacent. Space and plumbing for a washing machine and tumble dryer, as well as space for an upright fridge freezer and a Freestanding electric stove with filter extractor above. Double opening cupboard housing the gas fired boiler and separate double opening airing cupboard housing the hot water cylinder. UPVC double glazed window to the rear with single french door provides access out onto the rear garden. Ceiling light point, part tiled walls, vinyl flooring and power points.

BEDROOM 1 (13' 1" X 11' 0") OR (4.0M X 3.35M)

A generous main bedroom situated to the front of the property that lends itself to a range of fitted wardrobes providing hanging space and shelving. UPVC double glazed window to the front, ceiling light point, wall mounted double panelled radiator and power points.

SHOWER ROOM

Fitted with a matching suite comprising low level flush WC, pedestal wash hand basin and enclosed shower cubicle with chrome shower attachments. UPVC obscured double glazed window to the side, ceiling light point, wall mounted panelled radiator, part tiled walls and vinyl flooring.

SEPARATE WC

Low level flush WC, wall mounted wash hand basin, UPVC obscured double glazed window to the side, ceiling light point, tiled splash back and vinyl flooring

BEDROOM 2 (14' 9" X 9' 8") OR (4.50M X 2.94M)

A good sized double bedroom with UPVC double glazed window to the rear, ceiling light point, wall mounted double panelled radiator, wardrobes, telephone point and power points.

OUTSIDE

The rear garden is a splendid feature of the property facing south-east and offers a good sized area of paved patio immediately abutting the rear of the property. There is an established pond and the remainder of the garden is laid to extensive areas of lawn. There are a number of well-stocked borders containing an array of established shrubs and bushes and the plot offers privacy and seclusion. Double opening wrought iron gates provide access to the front of the property, where there is scope for additional parking or further extensions stpp. if required.

THE APPROACH

Laid to attractive block paving, providing off road parking for a number of vehicles. The remainder is mainly laid to lawn with a block paved path leading to the front door. At the head of the driveway there is then access to the:

GARAGE

Metal up and over door, power and lighting. Pedestrian access door and UPVC double glazed window to the rear.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West towards Christchurch taking the first exit at the Hoburne roundabout onto The Runway. Continue along here where it becomes Bure Lane, then take the second right into Bure Haven Drive. Proceed West and take the first left into Lark Road. At the junction turn left into Sheldrake Road, where the property can be found at the head of the close and is numbered.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

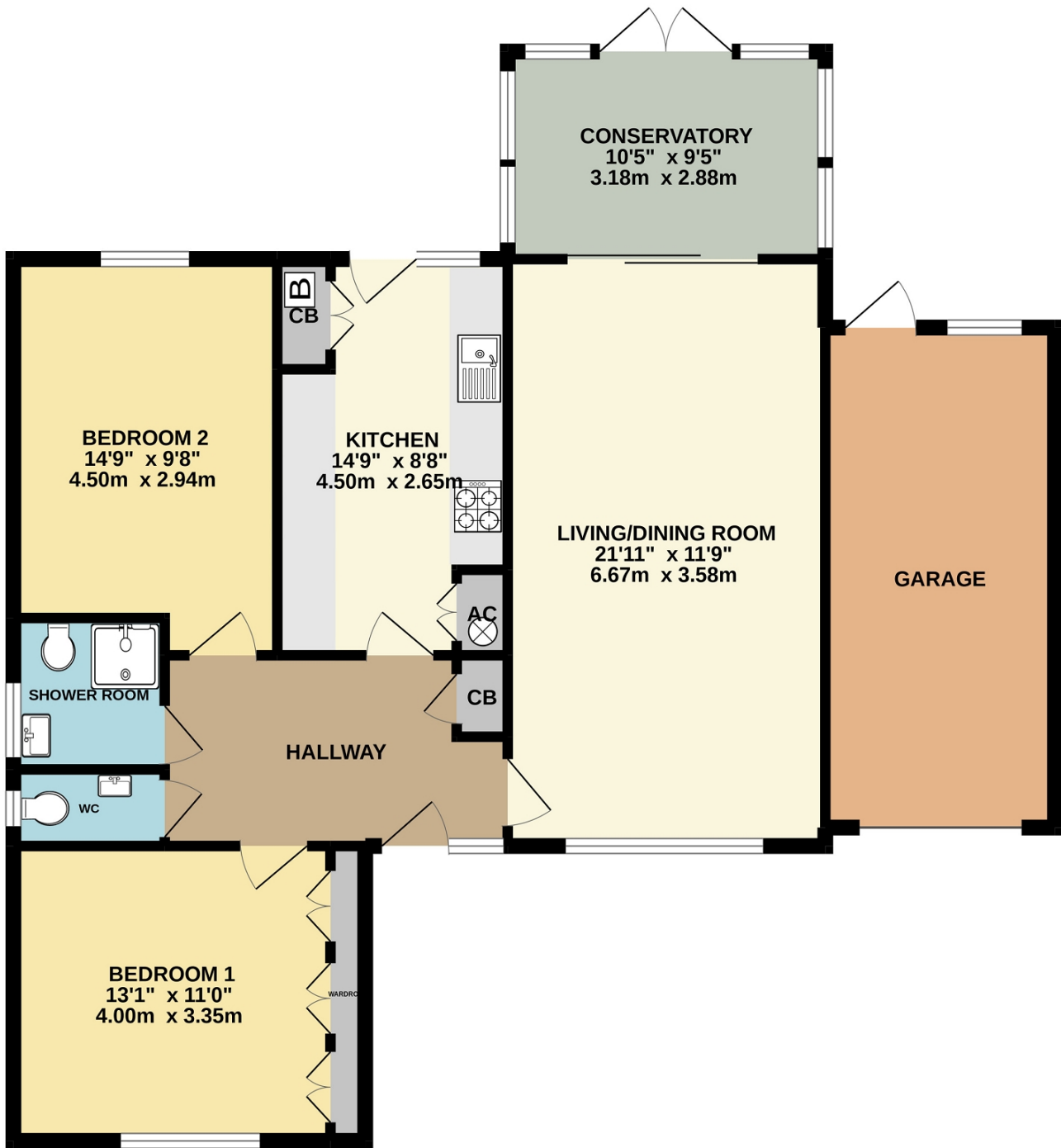
The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is TBC



GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Ross Nicholas & Company Limited
334 Lyminster Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk