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98 PAUNTLEY ROAD, MUDEFORD  
DORSET, BH23 3JW

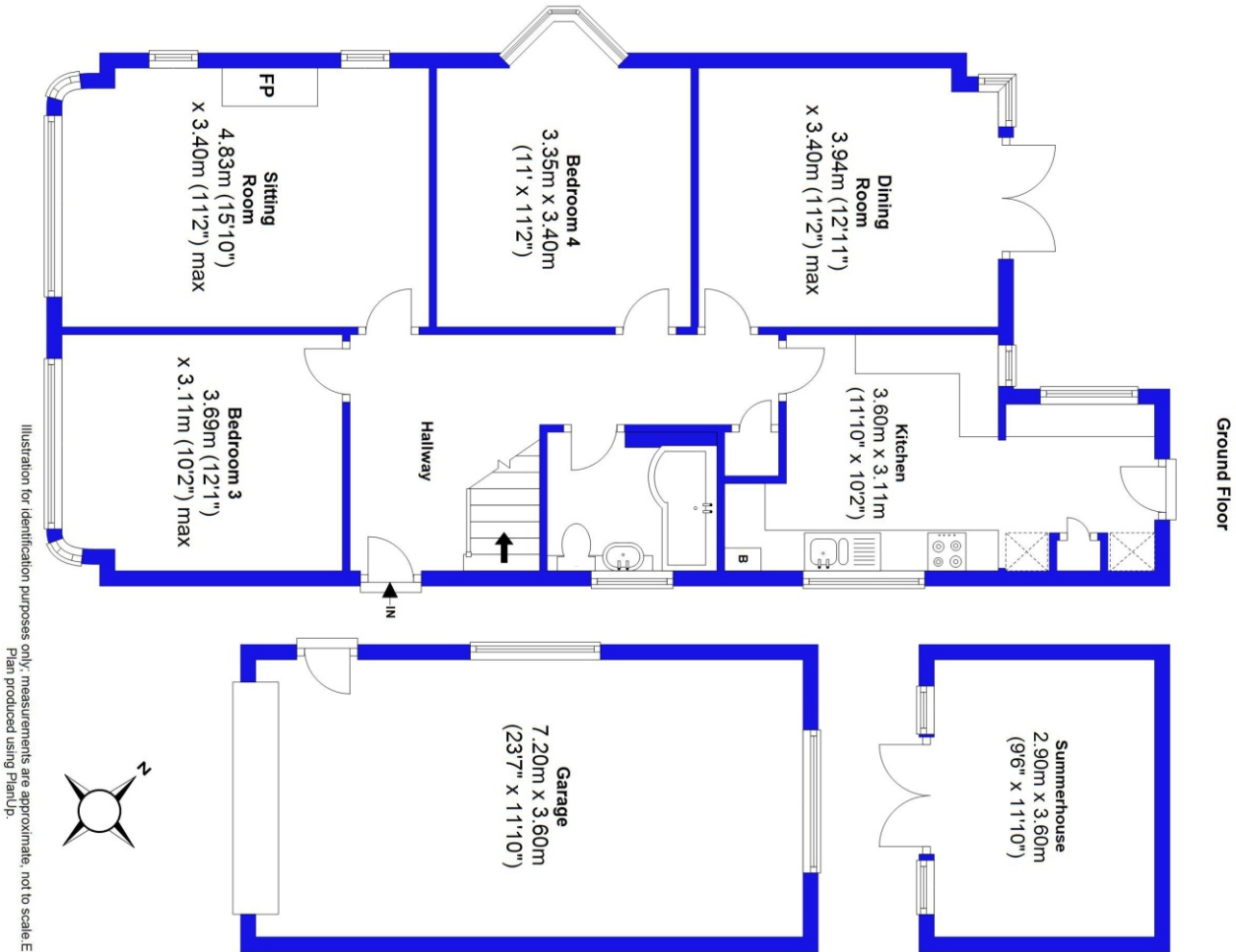


PRICE GUIDE £675,000 FREEHOLD

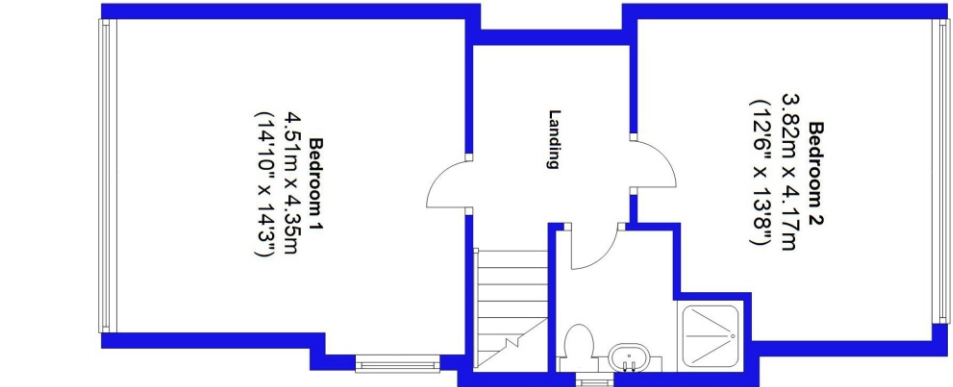


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Ground Floor



First Floor

Approx Gross Internal Area: 129.9 sqm / 1398.2 sqft

Outbuildings (not in correct position/orientation): 36.3 sqm / 390.7 sqft

Total Approx Gross Area: 166.2 sqm / 1788.9 sqft

Illustration for identification purposes only, measurements are approximate, not to scale EPC New Forest Plan produced using PlanUp.

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PLANNING SPECIALISTS





A beautifully appointed detached chalet situated in a prime position overlooking the Cricket Pitch in Mudeford and just a short stroll from Fisherman's Bank, Mudeford Quay, Stanpit Marsh Nature Reserve and the beaches. This lovely home features spacious accommodation that extends to approx. 1,400 sq.ft. and has been lovingly refurbished and offered in show home order throughout. Chalets of this calibre, and in this fabulous location are seldom available. Viewing strongly recommended.



## PROPERTY FEATURES

- Outstanding detached chalet in one of the best positions in Mudeford
- Pristine order inside and out with accommodation of approx. 1,400 sq.ft.
- Four double bedrooms (the master enjoying lovely views over the Cricket Pitch to the front)
- Two luxuriously appointed bath/shower rooms
- Double aspect sitting room with feature fireplace and views over the Cricket Pitch to the front
- Formal dining room with French doors leading onto the garden
- Contemporary fitted kitchen with quality units and some integrated appliances
- Excellent decorative order throughout with replacement internal doors
- Quality floor coverings with solid wood block flooring to some of the ground floor
- Gas fired central heating and Upvc double glazed windows
- Large detached garage with plenty of off road parking
- Superb plot and setting with a large established rear garden featuring a quality garden chalet with outside entertaining area
- Brilliant location within the Mudeford schools catchment area and within walking distance of pubs and restaurants, Mudeford Quay and the Beaches.
- Council Tax band 'F' £2,581.26
- EPC rating 'D'

