

12 Maundeville Crescent, Christchurch,
Dorset, BH23 2EW

Asking Price **£550,000**



5

Bedrooms



2

Living



2

Bathroom/Ensuite



*

Parking/Garage



EST
1992

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Detached House in Twynham Catchment Area

LOCATED IN A POPULAR RESIDENTIAL AREA, THIS VERSATILE 4/5 BEDROOM DETACHED HOME OFFERS OVER 1,250 SQ FT OF ACCOMMODATION AND BENEFITS FROM A GENEROUS REAR GARDEN AND VIEWS OVER BERNARDS MEAD.

Maundeville Crescent is a well-established residential address within easy reach of Christchurch town centre, highly regarded schools, local shops and excellent transport connections. The property is ideally positioned for families and outdoor enthusiasts alike, with a variety of green spaces, riverside walks and leisure amenities nearby.

A particular feature of the location is the convenient access to Bernard's Mead, a popular local open space offering pleasant walks.

The historic town centre provides a wide range of independent cafes, restaurants and shops, together with the picturesque quay, riverside walks and attractive parkland. Nearby green spaces including Christchurch Quay and Druitt Gardens offer further opportunities for recreation and relaxation.

The property is also well placed for access to the coastline at Mundeford, the harbour, and the wider South Coast, while commuters benefit from convenient routes to Bournemouth and beyond.

The ground floor is arranged to provide excellent versatility, with two generous reception rooms positioned to the front of the property, both featuring attractive bay windows. These rooms could equally serve as Living or dining rooms or additional bedrooms depending on individual requirements. A separate snug/home office offers an ideal work-from-home setup or quiet retreat.

To the rear of the property is a bright and sociable open-plan living area incorporating kitchen, dining and lounge space, creating a fantastic hub for everyday family life and entertaining. French doors provide access to the garden, while a separate utility room and ground floor WC add practicality.

Upstairs, the property offers three well-sized bedrooms, including two spacious doubles with bay windows and a further single bedroom ideal as a nursery, dressing room or study. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom.

The rear garden which enjoys a southerly aspect has an area decking and further hardstanding with the rest predominantly laid to lawn. This provides excellent options for entertaining or dining.

The front garden is enclosed by a block retaining wall and is laid to lawn. Driveway to right-hand side provides OFF ROAD PARKING.

COUNCIL TAX BAND: D
TENURE: FREEHOLD



KEY POINTS

- FLEXIBLE LAYOUT
- STONES THROW FROM BERNARDS MEAD
- TWYNHAM SCHOOL CATCH.
- EXTENDED DETACHED HOUSE
- GENEROUS GARDEN
- SIDE ROAD LOCATION



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