



KIVERNELL PLACE, £800,000, FREEHOLD

THIS FOUR-BEDROOM DETACHED HOME IS SET IN A QUIET ENCLAVE, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF BOTH THE SEAFRONT AND MILFORD VILLAGE CENTRE AND ALL ITS AMENITIES. THE PROPERTY OFFERS WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, INCLUDING A SPACIOUS LIVING ROOM, SEPARATE DINING/FAMILY ROOM, STUDY, AND A WELL-APPOINTED KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY ROOM. THE FIRST FLOOR FEATURES THREE GENEROUS DOUBLE BEDROOMS, PRINCIPAL BEDROOM WITH ENSUITE, ALL WITH FITTED WARDROBES, A FOURTH BEDROOM/STUDY, AND A FAMILY BATHROOM TO COMPLEMENT THIS. OUTSIDE, THE PROPERTY BENEFITS FROM AMPLE OFF-ROAD PARKING LEADING TO A SUBSTANTIAL DETACHED DOUBLE GARAGE WITH TWIN ELECTRIC DOORS.

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DESCRIPTION:

Approach

Covered entrance porch with outside courtesy light and obscure multi glazed front door with matching window to the side providing access to the:

Entrance Hallway:

Stairs to first floor landing and accommodation, double radiator, single door built-in coat cupboard, doors off to all ground floor accommodation including door to the:

Cloakroom:

Obscure double glazed window to the front, matching suite comprising of low-level WC and pedestal wash hand basin with tiled splashback, single radiator.

Sitting Room:

Double glazed boxed bay window to the front, two single radiators, brick built dummy fireplace with wooden mantle and paved hearth with fitted gas connection for real flamed gas fire, television aerial point, two wall light points.

Dining Room:

Double glazed door with adjacent double glazed sealed window giving access out onto the rear garden and patio area, double radiator, two wall light points and power points.

Office:

Double glazed window to the rear, double radiator, single door built-in shelved storage cupboard, power points.

Kitchen/ Breakfast Room:

Double glazed window to the rear, wooden edged work surface in part to three walls with a range of base and drawer units below with further matching wall mounted units over, integrity fitted dishwasher, one and a half bowl sink and drainer unit and set to the work surface with mono taps above, adjacent flooring, gas hob with extractor fan and light above. Further matching ladder style unit incorporating the hot point electric double oven, integral fridge and freezer, part tiled walls, tiled flooring, with plastered arch giving access to the:

Utility Room:

Wooden and multi double glazed door giving access to the side and front of the property, wooden edged work surface in part to one wall with base units below, single bowl stainless steel sink and drainer and set to the work surface with space and plumbing below for both washing machine and tumble dryer, single radiator, matching ladder style unit and wall mounted Glowworm gas heating and hot water boiler.

Stairs from the entrance hallway provide access to the:

First Floor Landing and Accommodation:

First Floor Landing:

Smooth plastered ceiling with inset loft hatch giving access to the roof space and storage area, double glazed window to the front, single radiator, single door built-in airing cupboard housing the factory lagged hot water cylinder with shelving over. Further doors to all first floor accommodation, including door to:

Bedroom One:

Double glazed window to the front, two double door and one single door built-in wardrobes all

with hanging rails and separate storage space, single radiator and his and hers wall lights. Further door to the:

Ensuite Shower Room:

Obscure double glazed window to the side, matching suite comprising of low-level WC, pedestal wash hand basin and walk-in shower cubicle with wall mounted electric handheld shower, single radiator, wall mounted light and shaver point, ceramic tiled flooring with further tiling in part to all four walls.

Bedroom Two:

Double glazed window to the rear, both double and single door built-in wardrobes with hanging rail and separate storage space, single radiator.

Bedroom Three:

Double glazed window to the rear, both double and single door built-in wardrobes with hanging rail and separate space over, single radiator and power points.

Bedroom Four:

Double glazed window to the front, single radiator and power points.

Family Bathroom:

Obscure double glazed window to the side, matching suite comprising of low-level WC, pedestal wash hand basin and panelled bath with grab rails, ceramic tile flooring, single radiator, wall mounted light and shaver point and part tiled walls.

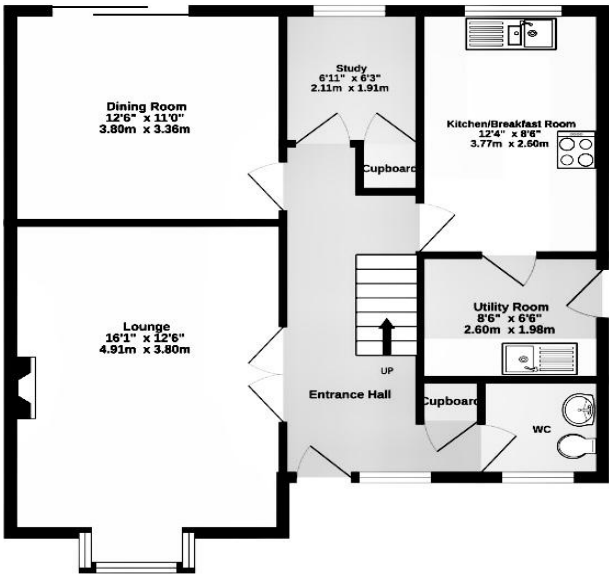


Outside:
The property is approached via a private driveway with a wooden Pergula entrance and this leads into a sweeping tarmac drive which provides off-road parking and turning for a number of cars. It is enclosed to the front by timber wooden fencing and laid mainly to lawn. The driveway leads to the:

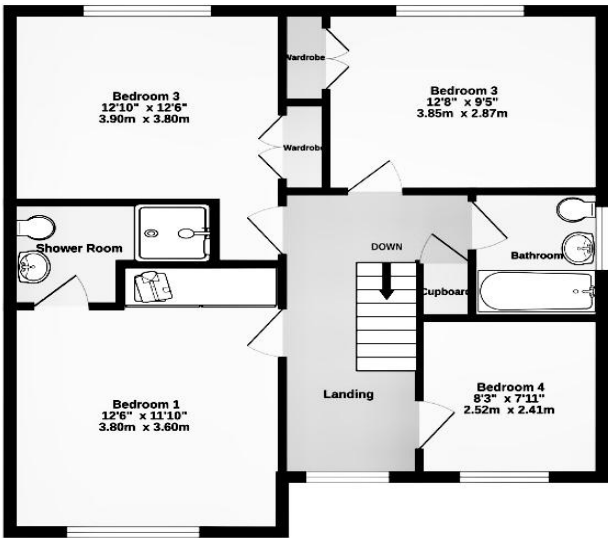
Detached Double Garage:
Accessed via electrically operated up and over doors, the garage has part wooden and single glazed window to the rear with further pedestrian access via a wooden and single glazed door to the rear garden. The garage has been erected with interlocking pitched tile roof for additional storage and has the benefit of both power and lighting and security system.

Rear Garden:
The rear garden is enclosed to both sides and rear by timber fencing and has a raised patio area directly to the back of the property. The rest has been laid mainly to lawn with earth dug borders and central piece containing an array of mature shrubs, trees and bushes. There is a further paved Sun Terrace to the bottom of the garden outside, security lighting and cold water taps.

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

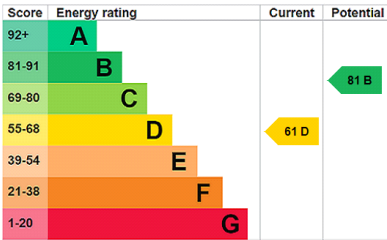


1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS250060
Tenure: Freehold
Council Tax Band: F
Electricity supplier: British Gas
Water Supplier: Bournemouth Water
Sewage System: Wessex Water
Heating: Gloworm Gas Boiler
Broadband: For supplier/speed we refer to Offcom.
All figures that are shown were correct at the time of printing.

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