



Winkworth

for every step...

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42 KINGFISHER WAY, MUDEFORD BH23 4RT PRICE: £650,000 FREEHOLD

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Beautifully presented detached house very well situated on the sought after Saxons Landing development circa. 900 meters from the award winning Avon Beach and picturesque Mudeford quay.

42 Kingfisher Way, Mudeford BH23 4RT

Price: £650,000

Tenure: Freehold

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mudeford@winkworth.co.uk

Beautifully presented detached house very well situated on the sought after Saxons Landing development circa. 900 meters from the award winning Avon Beach and picturesque Mudeford quay.

The property is positioned at the end of a quiet cul-de-sac and benefits from a garage, off road parking and enclosed rear garden.

Christchurch Town Centre with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants is circa. 2 miles away.

The front door leads into the entrance hall. There is a ground floor cloakroom with wc and basin. The lounge has two windows to the front of the property. There is a separate dining room with a sliding door to the conservatory. The kitchen features a range of attractive base and eye level units with an integral cooker, hob and extractor fan.

Stairs from the entrance hall lead to the first floor landing. The property benefits from four bedrooms, although one of the bedrooms is currently used as a dressing room. The family bathroom comprises a wc, basin and bath.

To the front of the property a driveway provides off road parking space leading up to the attached garage with electric roller door, rear window and rear door to the garden.

The remainder of the frontage is laid to lawn. The rear garden features sections of lawn and patio. There is also a raised area with a selection of mature shrubs and plants.

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information affecting the sale of the property under "Part C" of Material information.

At a glance...

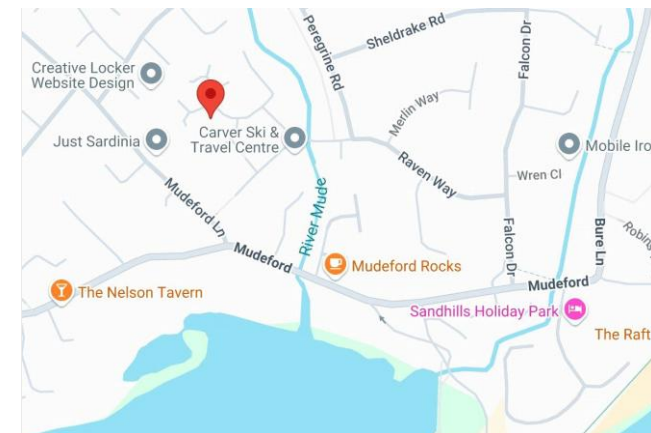
- Beautifully presented detached house
- Four first floor bedrooms
- Lounge & separate dining room
- Fitted kitchen with some integrated appliances
- Conservatory
- Family bathroom and ground floor cloakroom
- Garage with electric roller door & off road parking
- Private & enclosed rear garden
- Sought after "Saxons Landing" development
- Quiet cul-de-sac position
- Circa. 900 meters to the beach & quay
- BCP Council Tax Band = "E"





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Mudeford | 01425 274444 | mudeford@winkworth.co.uk

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