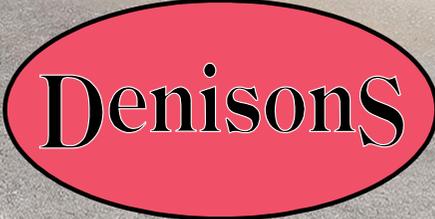




42 Kingfisher Way



42 Kingfisher Way

Mudford, BH23 4RT

£625,000

A charming detached coastal property, ideally situated within the highly sought-after Saxons Landing development and positioned at the end of a quiet cul-de-sac. This attractive home offers spacious and versatile accommodation, perfect for modern family living. The property features four well-proportioned bedrooms, a light and airy lounge, and the added benefit of a conservatory alongside a separate dining room, creating excellent space for both everyday living and entertaining. There is also a modern kitchen with some integrated appliances, a family bathroom, and a convenient downstairs W/C. Externally, the property benefits from a private, low-maintenance rear garden, ideal for relaxation. A garage with an electric door and a driveway providing parking for multiple vehicles further enhance the home's practicality. Perfectly located, the property is approximately 900 metres from the award-winning Avon Beach and Mudford Quay, as well as being close to Christchurch Harbour, making it an ideal coastal home.



Lounge 18' 2" x 11' 2" (5.53m x 3.40m)

Dining Room 12' 2" x 9' 3" (3.71m x 2.82m)

Conservatory 10' 4" x 7' 9" (3.15m x 2.36m)

Kitchen 8' 10" x 8' 7" (2.69m x 2.61m)

Cloakroom/WC 5' 9" x 3' 7" (1.75m x 1.09m)

Garage 17' 9" x 8' 7" (5.41m x 2.61m)

Bedroom 1 11' 6" x 11' 1" (3.50m x 3.38m)

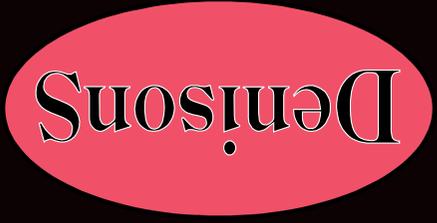
Bedroom 2 9' 4" x 9' 1" (2.84m x 2.77m)

Bedroom 3 10' 11" x 6' 4" (3.32m x 1.93m)

Bedroom 4 8' 9" x 6' 2" (2.66m x 1.88m)

Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)





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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	67 D	
69-80	C		
81-91	B		83 B
92+	A		

