

**32 KINGFISHER WAY, MUDEFORD, CHRISTCHURCH, DORSET**  
**PRICE £315,000 FREEHOLD - COUNCIL TAX BAND 'E'**



**VIEWING BY  
APPOINTMENT  
ONLY THROUGH  
OWNERS SOLE  
AGENTS  
HUMPHREYS &  
ORR AS ABOVE**



A rare opportunity to acquire this delightful extended **THREE BEDROOM DETACHED** property situated on this highly sought after development, being within walking distance of the picturesque Mudeford Quay with its excellent boating and fishing facilities and sandy Avon Run beach. Other renowned local amenities include delightful coastal walks, Stanpit Marsh Nature Reserve which in turn adjoins the harbour, historic Hengistbury Head and the nearby New Forest. Principal towns nearby include Christchurch which includes Waitrose and Marks and Spencer food stores and in the other direction Highcliffe, the Sainsbury Superstore is located adjacent to Somerford roundabout. There are local shopping facilities and bus services within walking distance of the property.

The property is constructed with external brick facing elevations under a tiled roof. Heating is supplied by a gas fired central heating system and the property also benefits from UPVC double glazed windows.

**SERVICES:** All main services are connected, however, these together with any heating or domestic appliances which may be included in the sale have not been tested by this agency.

**SUMMARY OF ACCOMMODATION**  
**ENTRANCE HALL \* CLOAKROOM \* LOUNGE/DINING ROOM \***  
**KITCHEN/BREAKFAST ROOM \***  
**STAIRCASE TO FIRST FLOOR LANDING \***  
**MASTER BEDROOM WITH ENSUITE SHOWER ROOM \***  
**BEDROOM TWO \* EXTENDED BEDROOM THREE \* BATHROOM & WC \***  
**OUTSIDE: INTEGRAL GARAGE WITH UP AND OVER DOOR \***  
**GARDENS TO THE REAR HAVING A SUNNY ASPECT \***

The well planned accommodation comprises with the following approximate measurements.

**ENTRANCE HALL**

**CLOAKROOM** Coloured suite comprising: Low level WC suite. Wash hand basin with tiled back. Radiator.

**THROUGH LOUNGE/DINING ROOM 23'4" x 11'10" narrowing to 9'2"** Three radiators. Fireplace with inset living flame gas fire. TV aerial point. Telephone point. Seven electric points. Central heating thermostat. Three wall light points. UPVC double glazed casement doors giving access to rear patio and garden.

**KITCHEN/BREAKFAST ROOM 14' x 8'6"** Partly tiled. Comprising inset 1 ½ bowl sink with matching mixer tap. Range of fitted floor and wall units. Four tall units. Work surfaces. Built in 'Bosch' four ring gas hob. Extractor hood over. 'Bosch' electric oven under. Built in 'Bosch' dishwasher. Integrated fridge. Peninsula breakfast bar. Nine electric points. Central heating programmer. Cupboard housing wall mounted 'Baxi' Solo gas fired central heating boiler. Double radiator. UPVC double glazed door giving access to rear patio and garden. Large storage cupboard and personal door to garage.

**STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING** Radiator. Electric point. Airing cupboard housing insulated hot water cylinder, linen shelving. Hatch to roof space.

**MASTER BEDROOM 10'10" max x 8'10"** Built in mirror fronted wardrobe. Radiator. Telephone point. Three electric points.

**EN-SUITE SHOWER ROOM** Fully tiled shower cubicle with 'Mira' mixer and spray. Pedestal wash hand basin. Low level WC suite (concealed cistern). Radiator.

**BEDROOM TWO 9'2" max into recess by 8' 10"** Built in mirror fronted wardrobe. Radiator. Two electric points.

**EXTENDED BEDROOM THREE 14'6" x 8'6"** Eight electric points. Two radiators.

**BATHROOM** Fully tiled. Coloured suite comprising panelled bath. Two hand rails. Chromium mixer tap and shower attachment. Fitted Mira Zest electric shower heater and spray. Soap dish. Wash hand basin with cupboard under. Low level WC (concealed cistern). Radiator. Shaver socket.

**OUTSIDE:** Driveway giving access to INTEGRAL SINGLE GARAGE with up and over door. Electric light and power. Personal door. Plumbing for washing machine.

Attractive rear garden having a sunny aspect made in two sections, one large patio area and the remainder laid to lawn with flowers, shrubs and trees. Water tap. Small side garden shed. The front garden is laid mainly to lawn with shrubs.

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