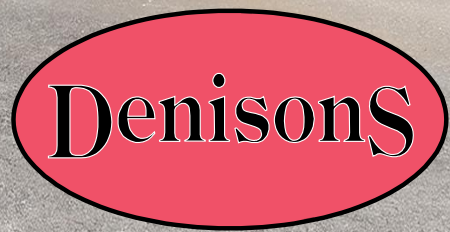




42 Kingfisher Way





# 42 Kingfisher Way

Mudford, BH23 4RT

£599,999

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 driveway parking which 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)**

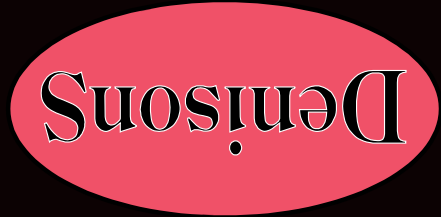
**Bedroom 2 9' 4" x 9' 1" (2.84m x 2.77m)**

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

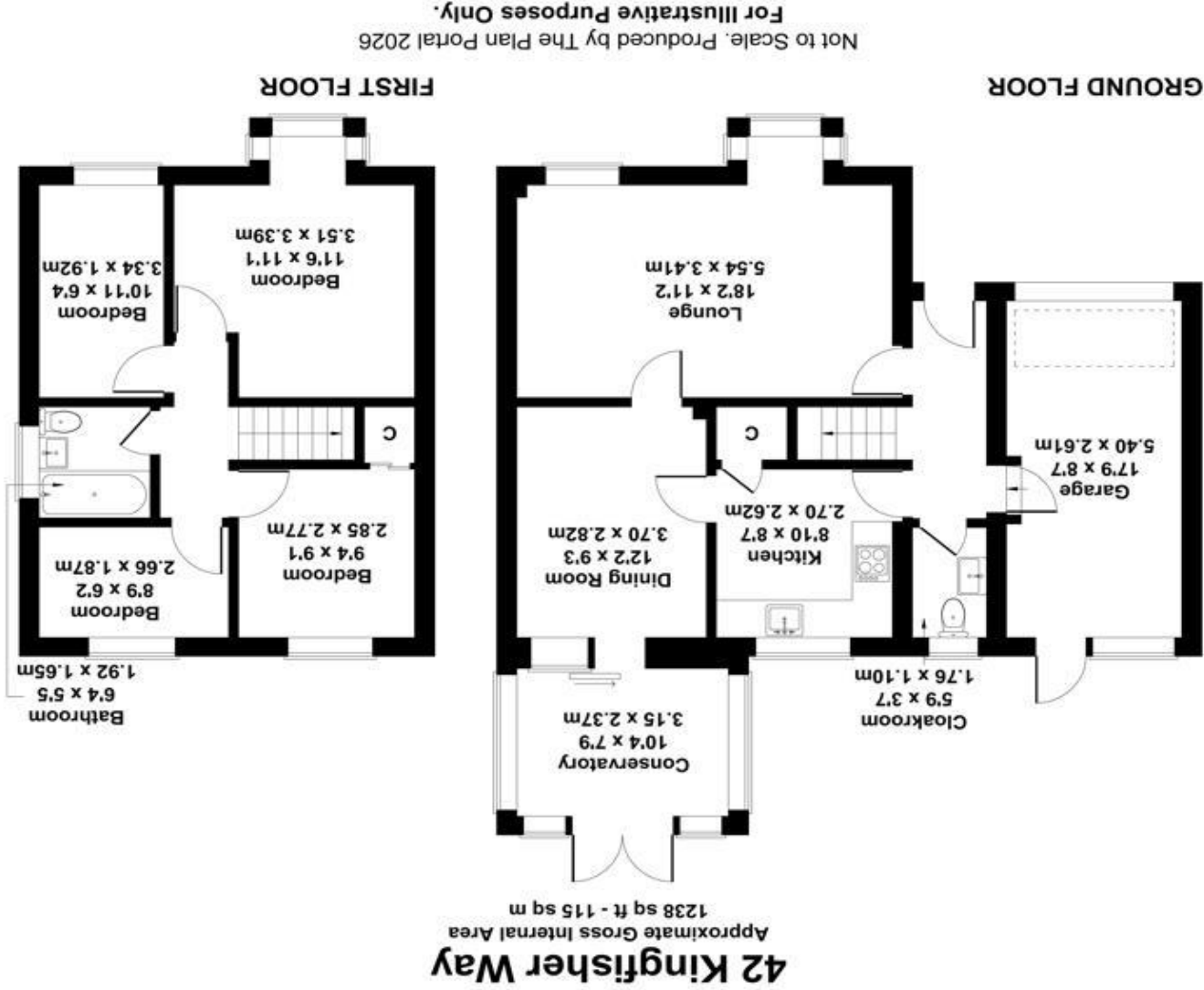
**Bedroom 4 8' 9" x 6' 2" (2.66m x 1.88m)**

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





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



Christchurch  
12 Castle Street, Christchurch BH23 1DT  
01202 484748  
christchurch@denisons.com

Mayfair  
Cashel House, London, W1U 3JT  
0870 112 7099  
mayfair@denisons.com

www.denisons.com

Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.