



ASHFORD  
& MOULT  
ESTATE AGENTS

£230,000

Kingfisher Way

Newark, NG22 9DZ

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## PROPERTY SUMMARY

AN EXCEPTIONAL HOME IN AN ENVIABLE SETTING!

Set within a popular and well-connected area, this attractive three-bedroom semi-detached home enjoys close proximity to excellent transport links and is just a short distance from the beautiful Rufford Abbey Country Park, offering easy access to scenic countryside walks. Finished to an impressive standard throughout, the property provides a stylish and comfortable living environment that will appeal to a wide range of buyers.

The rear of the home opens onto a private, enclosed garden designed for both relaxation and play. Featuring a patio seating area, a barked children's play space and secure fencing, it offers a versatile outdoor setting ideal for families and entertaining. To the front, a tarmacked driveway provides practical off-street parking.

Inside, the ground floor has been thoughtfully arranged to create a bright and flowing layout. The modern kitchen is fitted with contemporary units, complementary worktops and integrated appliances, offering generous storage and preparation space. This leads naturally into the main living area, where bi-fold doors open directly onto the garden, filling the space with natural light and enhancing the sense of openness. A useful storage cupboard and a sleek ground-floor WC add further convenience.

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**LOCAL AUTHORITY**

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			<b>95</b>
(81-81) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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