



Kingfisher Walk, Coldharbour Road, Upper Dicker BN27 3QJ

£425,000
**MANSELL
McTAGGART**
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Kingfisher Walk, Coldharbour Road

Upper Dicker

A brand new, three bedroom, two bathroom, semi-detached family home with a driveway and a single garage.

Plot 2 Kingfisher Walk is an exceptional home, having been beautifully constructed and finished by Asprey Homes. The property enjoys a generous corner plot with a south-westerly facing rear garden.

The property is entered via a spacious hallway with a cloakroom found nearby. There is a double aspect living/dining room with a set of french doors opening onto a rear patio and a beautifully fitted kitchen/breakfast room featuring stone work surfaces, integrated appliances, and a useful built in utility cupboard. The kitchen also benefits from double doors leading directly to a patio.

- An exceptional brand new three bedroom semi-detached family home occupying a generous stunning south-westerly plot
- Single garage and parking
- Impressive double aspect living/dining room
- Beautifully fitted kitchen/breakfast room with stone work surfaces and utility style built-in cupboard
- Principal bedroom with built-in wardrobe and en-suite shower room
- Contemporary family bathroom





Kingfisher Walk, Coldharbour Road

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The first floor provides a landing and three bedrooms, with the principal bedroom having a built in wardrobe and en-suite shower room. The family bathroom is fully tiled with an enclosed bath and Aqualisa mixer shower.

The front of the property is approached via a paved path which leads to the covered entrance. The rear garden is a generous size and is predominantly laid to lawn with paved patio areas adjoining the rear.

Council Tax band: TBD



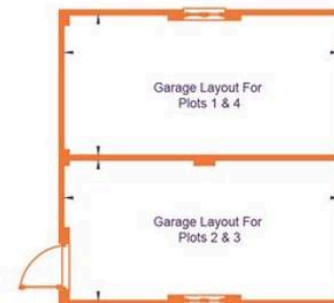
| PLOTS 1, 2, 3 & 4



	Metric		Imperial	
Living Room	6.59	x 3.38	21'7	x 11'1
Kitchen / Breakfast Area	4.79	x 3.67	15'8	x 12'0
Garage	5.97	x 3.03	19'7	x 9'11

Master Bedroom	3.72	x 3.39	12'2	x 11'1
Bedroom 2	3.67	x 3.48	12'0	x 11'5
Bedroom 3	3.06	x 2.76	10'0	x 9'0

Total Gross Internal Floor Area 97.8 sq m 1052 sq ft (excluding garage)



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