

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Kingfisher Close, Little Burstead  
Asking Price £825,000

Welcome to your dream home, a beautifully presented, newly built three bedroom detached bungalow, finished to an exceptional standard throughout.

Step inside to discover a thoughtfully designed reception room, offering a warm and versatile living space. Whether you envision cosy family movie nights or elegant evenings entertaining guests, this inviting room adapts effortlessly to your lifestyle while creating an immediate sense of comfort and home.

The contemporary kitchen is a true centrepiece. Featuring a striking island and state-of-the-art, app-controlled appliances, it perfectly blends style with innovation. With generous preparation space and modern conveniences at your fingertips, it's an ideal setting for both everyday meals and impressive culinary creations.

The property offers three spacious and beautifully proportioned bedrooms, each designed to provide a peaceful retreat. Light-filled and welcoming, these rooms offer the perfect balance of comfort and tranquillity for rest and relaxation.

Two stylishly appointed bathrooms complete the interior, finished with comfort and practicality in mind. Whether preparing for the day ahead or unwinding in the evening, these spaces provide a calm and refined atmosphere.

Externally, the home benefits from convenient off-street parking, a valuable feature that enhances everyday ease and accessibility.

Combining modern amenities, immaculate presentation, and a desirable setting, this exceptional bungalow offers both charm and functionality in equal measure. Ready to move into and enjoy, it presents a wonderful opportunity to create lasting memories in a truly special home.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

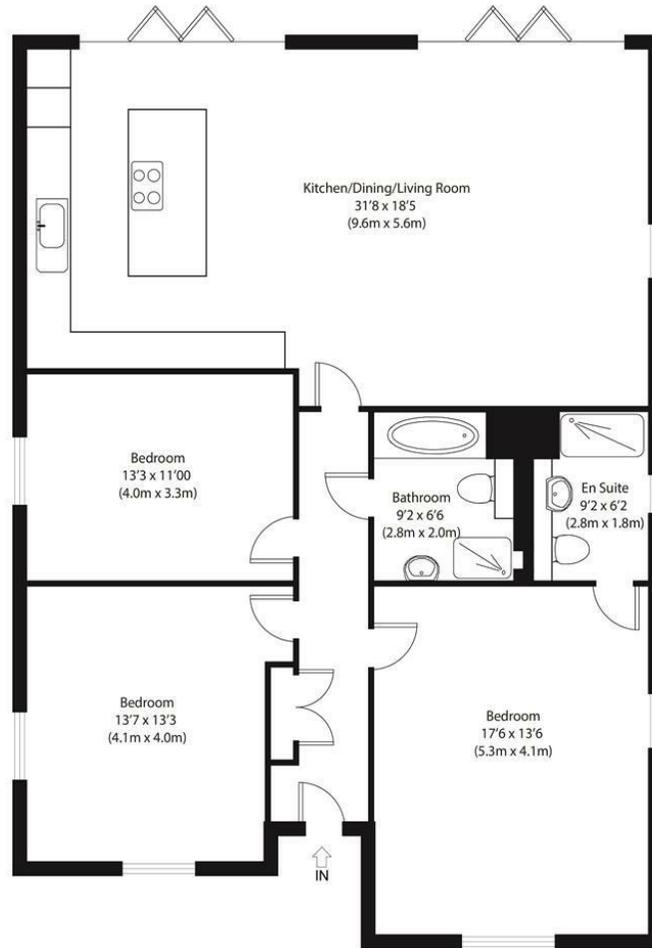
### Disclaimer

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Once completed, along with other necessary documentation requested the property will be advertised as STC.

### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process.



Ground Floor

Approximate Gross Internal Area  
1450 sq ft (135 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



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