



HEARNES

WHERE SERVICE COUNTS



# Manchester Road, Sway, Hampshire, Dorset SO41 6AS

## FREEHOLD PRICE OIEO £435,000

An immaculately presented three bedroom detached semi-detached property constructed in 2016 to a very high standard by a well-known local builder. Situated in a popular location on the borders of the Sway village this charming house is just a stone's throw of the open forest and a short walk of the village center and train station.

The property is offered in excellent decorative order and is presented immaculately by the owner. The front door is located under a covered porch and upon entering you are met by a sizeable entrance hall with wood flooring which continues throughout the majority of the ground floor, a ground floor wc and dual aspect sitting room with a box bay window which overlooks the front. A stunning kitchen/dining room is at the rear of the property, the dining area has a beautiful roof lantern and double doors which open on to a patio area that in turn leads to the garden. The kitchen itself has a range of cream high gloss units and granite worktops, an integrated dishwasher and washing machine, a four ring gas stainless steel hob with extractor over and a double oven. The first floor landing provides access to three bedrooms with the master bedroom benefitting from an en-suite suite shower room with tiled walls, walk in shower cubicle heated ladder style towel rail. The remaining bedrooms are serviced by the family bathroom.

The front of the property is enclosed by a picket fence, shrubs and five bar gates. The driveway is tarmacadam to the front and gravel to the side of the house which extends through an ornamental gate and up to the single detached garage which has an up and over door to the front.

The enclosed rear garden is quite private with gated side access and is mainly laid to lawn with a patio area all of which is enclosed by wood paneled fencing.

***Viewing is highly recommended to appreciate the location this splendid property has to offer.***

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: Current B. Potential A**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



## Ground Floor



## First Floor

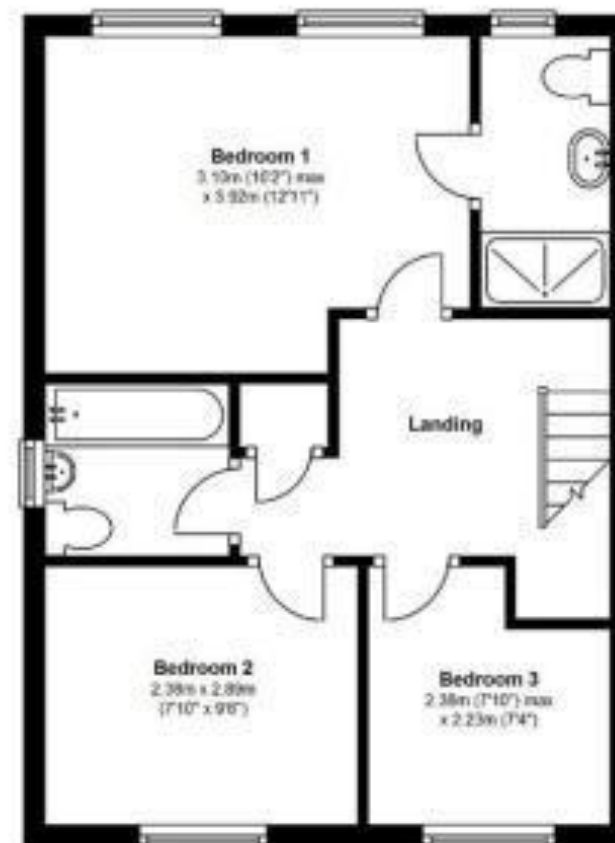


Illustration for identification purposes only; measurements are approximate, not to scale. EPC South Coast Surveys  
Plan produced using PlanUp.

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