



Silver Birches Maurys Lane | £600,000
West Wellow, Romsey, SO51 6DA





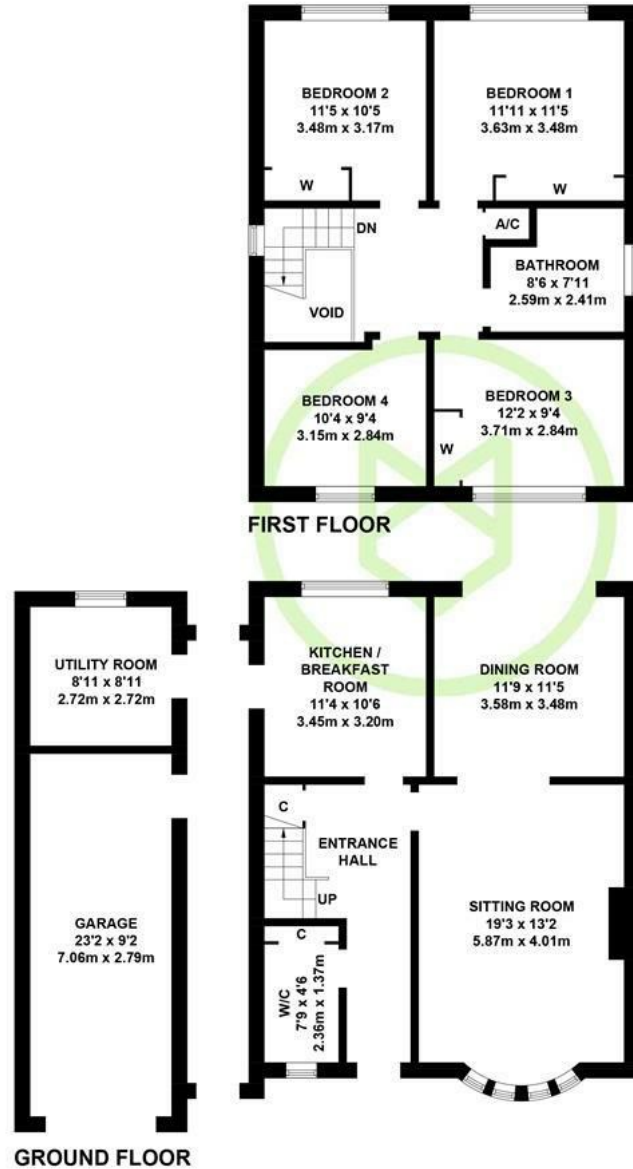
Silver Birches Maurys Lane
West Wellow, Romsey, SO51 6DA

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Summary

A characterful and spacious detached home in a wonderful setting, offered for sale with no forward chain. The accommodation comprises four double bedrooms, a four piece family bathroom, sitting room, dining room, kitchen/breakfast room, utility room and downstairs WC. Outside there are beautifully kept gardens, a gated driveway and garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1147 SQ FT / 106.6 SQ M
FIRST FLOOR = 681 SQ FT / 63.3 SQ M
TOTAL = 1828 SQ FT / 169.9 SQ M
(INCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1022205)

Summary

- Catchment for Wellow Primary and The Mountbatten Secondary School
- No forward chain
- Four bedrooms and four piece family bathroom
- Sitting room and dining room
- Kitchen/breakfast room, utility room and downstairs WC
- Potential to extend S.T.P.P
- Gated driveway and garage

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

The welcoming entrance hallway provides access to the downstairs WC, understairs storage, the sitting room, kitchen/breakfast room and first floor via the stairs. The sitting room is a well lit room with a pleasant view over the front garden, a gas fire place provides the perfect focal point. The dining room offers ample space for the dining suite, a doors open to the kitchen/breakfast room and to the garden. The kitchen/breakfast room is fitted with a range of cupboards and drawers, an oven, microwave, hob with extractor canopy over, space for dishwasher and space for table and chairs. A door opens to a side passage, which provides access to the front and rear of the home, also the utility room and garage. The utility room is fitted with a range of cupboards and drawers, has a fitted oven, space for a washing machine, space for a dryer, space for fridge/freezer and a wall mounted boiler.

First Floor

The large first floor landing provides access to the four double bedrooms, the four piece family bathroom and the airing cupboard. All four bedrooms are a generous size, bedrooms one, two and three benefit from fitted wardrobes, bedroom four would also serve well as a study/home office. The family bathroom is fitted with a four piece suite comprising WC, wash basin, bath, enclosed shower cubicle, fully tiled walls and flooring.

Outside

The rear garden has a paved area adjoining the rear of the home, the majority of the garden is laid to lawn with established hedging. There is a greenhouse and side access leading to the front of the home, the front garden is mainly laid to lawn with established hedging.

Parking

Gates open to a block paved driveway, which has parking for several vehicles. The garage has an up and over door, power and lighting.

Location

The picturesque and characterful village of West Wellow is located to the south west of Romsey, perfectly positioned for access to the New Forest and good road links to the A36, M27 and beyond. This popular location benefits from nearby local shops, pubs and excellent schools.

Sellers Position

No forward chain

Tenure

Freehold

Heating

Gas central heating

Primary School

Wellow Primary School

Secondary School

The Mountbatten School

Council Tax

Band F - Test Valley Borough Council

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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