



10 Greenfields

West Grimstead, SP5 3SH

Guide price £385,000



A greatly improved detached bungalow quietly tucked away in this particularly popular village setting, 10 Greenfields is a light and spacious property which has been extended and greatly enhanced in recent years. The bungalow enjoys a generous yet manageable plot with a sunny aspect and open view to the rear. The current owner has overhauled the heating system and fitted a new gas boiler, refitted the kitchen and bathroom, created a lovely garden sitting room as well as fitting a log burner. The decorative condition of the bungalow is excellent throughout. Outside 10 Greenfields has a 2/3 car driveway (with scope to create further parking), extended garage and lovely rear garden. Located in West Grimstead the bungalow is well placed for Salisbury, Romsey, M27 and New Forest. The larger village of Alderbury is a very short distance where a long list of useful amenities can be found including shop, post office, school and public house. This is a rare opportunity to acquire such a well presented and rounded property in such a location.



Directions

Proceed to West Grimstead from Whaddon, on entering the village turn left into Crockford Road following this road as it bends right and turning right just before the railway bridge into Chapel Hill. Greenfields can be found after a short time on your left hand side, number 10 can be found on the right.

Double Glazed Front Door to:

Entrance Hall

Walk-in broom/storage cupboard and double width cloaks cupboard. Radiator.

Living Room 23'3" x 13'1" max (7.1m x 4m max)

Double glazed window to rear garden and double glazed door to garden sitting room. Recently installed log burner and radiator.

Garden Sitting Room 14'1" x 11'1" (4.3m x 3.4m)

Lovely light filled room with double glazed windows overlooking the rear garden and doors to side. Vaulted ceiling with three Velux windows. Radiator.

Kitchen 10'9" x 10'5" (3.3m x 3.2m)

Very well refitted shaker style wall and base units with work surface over. Built in electric hob with extractor hood over, eye level double oven, dishwasher, washing machine and space for fridge/freezer. Inset sink unit with mixer tap, double glazed window to the front aspect and wall mounted Worcester gas combination boiler.

Bedroom One 10'7" x 9'10" (3.25m x 3m)

Double glazed picture window overlooking the front garden. Built in full height triple width wardrobe with sliding doors. Range of shelving and radiator.

Bedroom Two 14'1" x 9'8" (4.3m x 2.95m)

Double glazed window to side aspect. Built in double wardrobes, radiator and access to loft space.

Bathroom

Refitted white suite comprising WC, wall hung basin and corner shower enclosure with thermostatic controls. Tiled walls, heated towel rail, obscure double glazed window and ceiling spotlights.

Outside

To the front of the bungalow is a generous flat area of lawn with flower border. Driveway with comfortable parking for two vehicles and stepping stone pathway. Further drive area enclosed by wall providing access to:

Garage (7.95m x 2m ext to 2.4m)

Extended with up and over door to front, pedestrian door and double glazed doors to patio. Double glazed window to rear. Power and light.

The rear has a South Easterly aspect with open views to the rear. Brick paved patio area giving access to the garage. Pathway leads past areas of lawn with well stocked flower borders to either side. Range of mature planting, enclosed by wooden/wire fencing and hedgerow.

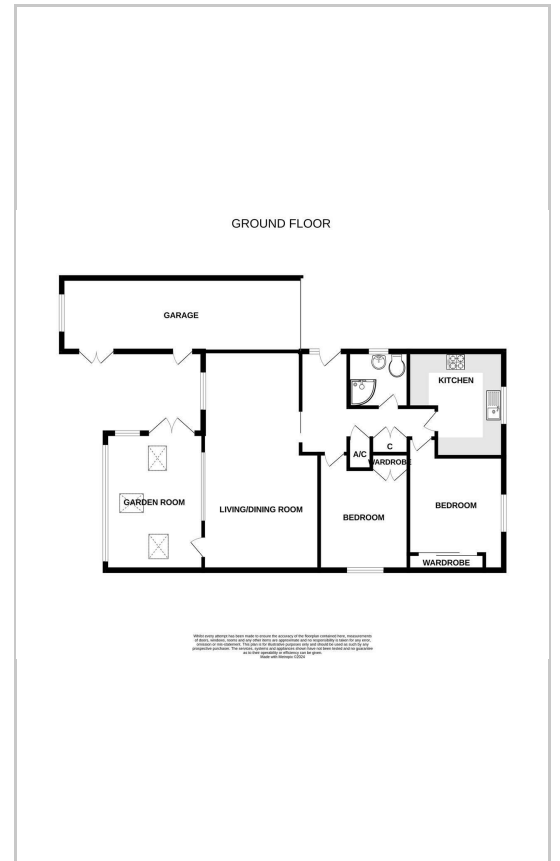
Agents Note

Since the EPC was carried out the sellers have overhauled the heating system and significantly upgraded insulation. We therefore expect the energy rating to be noticeably better.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.