

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 23 Twynham Close

Downton, SP5 3LD

Guide price £435,000



An extended four bedroom detached house quietly situated toward the end of this cul-de-sac. 23 Twynham Close is great family home offering an impressive level of well proportioned and bright accommodation. The house is double glazed with gas heating and modern kitchen and bathroom fittings, the general decorative standard is excellent throughout. Outside, 23 Twynham Close has a very generous and useable front garden and driveway parking for 3-4 cars, to the rear is a landscaped and beautifully planted garden. Twynham Close is a small cul-de-sac within the extremely popular village of Downton, a long list of village amenities are within walking distance including popular schools, church, village shop, doctors surgery and library. The location has open countryside walks close by as well as providing great access to the New Forest and south coast. An early internal viewing is highly advised.



Directions

Proceed to Downton following The Borough and High Street through the village. Turn right into Moot Lane following the road for a time passing Moot Close. Twynham Close can be found on your left hand side with number 23 toward the end of the road on the left.

Front Door to:

Entrance Porch  
Wooden flooring.

Hallway  
Stairs to first floor with cupboards under. Radiator.

Sitting Room 14'11" x 11'11" (4.55m x 3.65m )  
Double glazed bow window to front aspect, semi open-plan to dining room. Feature log burner with teardrop slate hearth and radiator.

Dining Room 9'10" x 8'8" (3m x 2.65m )  
Double glazed doors to conservatory, radiator and wooden flooring.

Conservatory 12'1" x 8'10" (3.7m x 2.7m )  
Double glazed construction with door to side. Power, light and wooden flooring.

Kitchen 17'2" x 10'2" (5.25m x 3.1m )  
Lovely family kitchen with matching range of wall and base units with work surface over. Space for range style cooker with extractor fan, space for fridge/freezer, dishwasher and washing machine. Inset sink with mixer tap, double glazed windows and door overlooking the rear garden.

Lobby  
Door to internal garage.

Cloakroom  
White WC, vanity basin, radiator and obscure double glazed window to side aspect.

First Floor Landing  
Access to loft space, full height linen cupboard housing Worcester gas boiler.

Bedroom One 13'7" x 9'2" (4.15m x 2.8m )  
Double glazed window to front aspect, radiator and oak door.

Bedroom Two 17'6" x 8'3" (5.35m x 2.52m )  
Double glazed windows to front and rear aspects, radiator and oak door.

Bedroom Three 11'5" x 10'2" (3.5m x 3.1m )  
Double glazed window to rear aspect, radiator and oak door.

Bedroom Four 8'6" x 8'2" (2.6m x 2.5m )  
Double glazed window to front aspect, radiator and oak door.

Bathroom  
White suite comprising WC, basin and panelled bath with thermostatic shower over. Tiled splashbacks and floor, heated towel rail, obscure double glazed window to rear aspect and oak door.

Outside  
23 Twynham Close has a particularly generous front garden which not only provides driveway parking for 2-3 vehicles comfortably, also a generous area of family friendly lawn. Low level log store with fir hedge, path to front door and side.

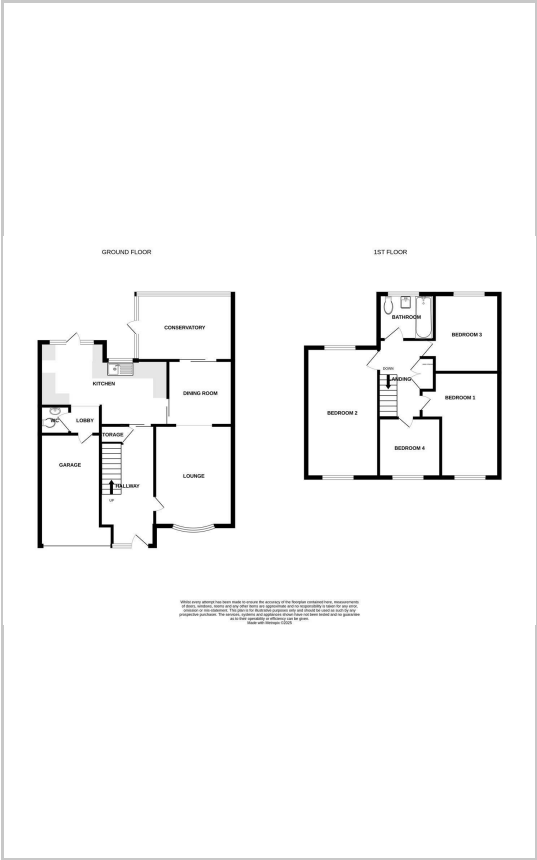
Integral Garage (5.25m x 2.55m)  
Up and over door to front, door to lobby. Power and light.

The rear garden has been beautifully designed, landscaped and planted to make the most of the space, well enclosed by wooden fencing with a rear access gate. Shaped stone patio with brick edging with covered seating area, areas of artificial lawn and gravel and selection of well stocked flower beds. Pedestrian access to side.

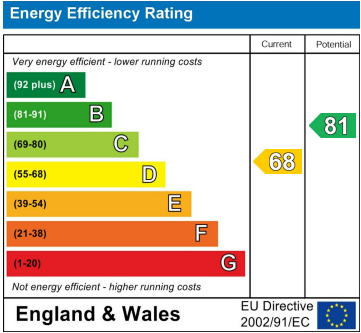
Area Map



Floor Plans



Energy Efficiency Graph



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