

# Hellards



*At home in Alresford*

# 12 De Lucy Avenue

ALRESFORD, HAMPSHIRE, SO24 9EU

## Asking Price £499,950

- Extended Family Home
- Kitchen/Breakfast Room overlooking The Rear Garden
- Sitting Room and Separate Dining Room
- Study/ Utility Room
- Attractive Rear Garden
- Driveway Parking Leading To An Attached Garage

A four bedroom family home that has been extended on the ground floor to create a generous kitchen/breakfast room, Sitting room, dining room and study/utility room. This spacious property has driveway parking, a garage and a pretty rear garden.

The property is approached from the driveway. The front door opens to a porch which leads through to the entrance hall. To the right is a sitting room with a window to the front and patio doors to the rear garden. To the left is the dining room with double doors through to the kitchen, which has a selection of eye and floor level units, round edged work surfaces with tiled walls above them, included is a gas double oven and a gas hob, a twin bowl sink with mixer tap, a seating area. There is a study / utility room with a doors to the garage and rear garden and a separate WC.

Upstairs, on the landing is an airing cupboard and loft access hatch. The main bedroom is at the front and has a built-in wardrobe. The second bedroom also has a built-in wardrobe. The third bedroom has a view over the rear garden. There is a fourth, single bedroom and a bathroom with white suite.





Outside, there is driveway parking cars, leading to an attached garage with power, light and a roller door. A seating terrace adjoins the rear of the house and there are pathways to both sides, flower beds, mature trees and shrubs and a lawn area.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

### SERVICES

We understand that all main services are connected.

### LOCAL AUTHORITY INFORMATION

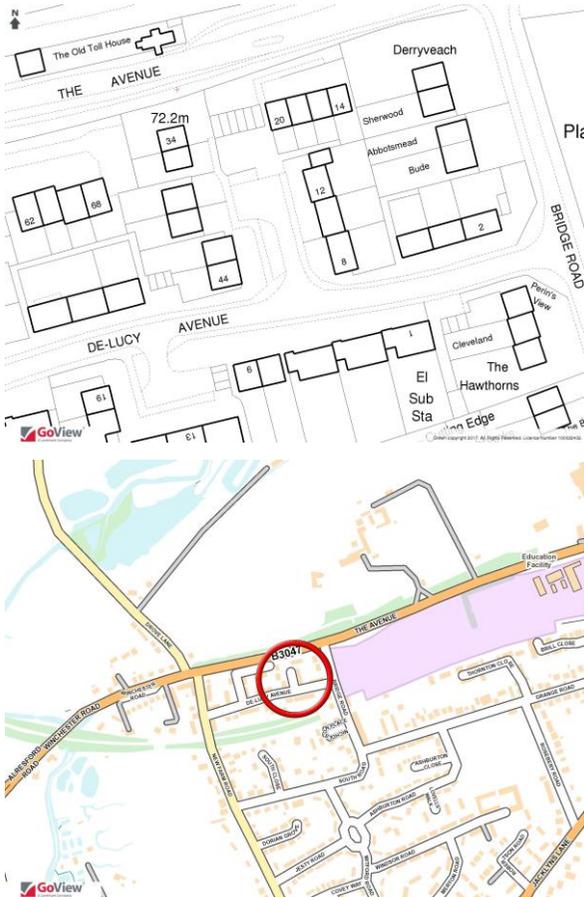
Winchester City Council

Council Tax Band: D

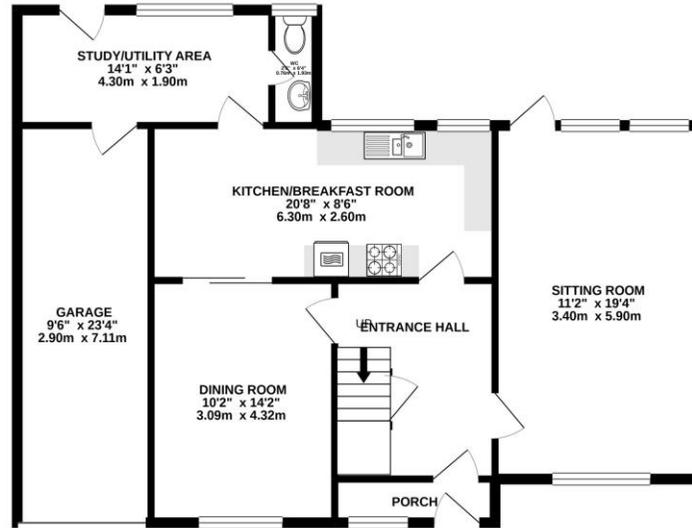
### DIRECTIONS

From our office in the centre of Alresford proceed down West Street in the direction of Winchester. Continue ahead going up Pound Hill and then into The Avenue. After Perins School, take the first turning on the left into Bridge Road, then first right into De Lucy Avenue and right again, where No.12 will be found on the right hand side.

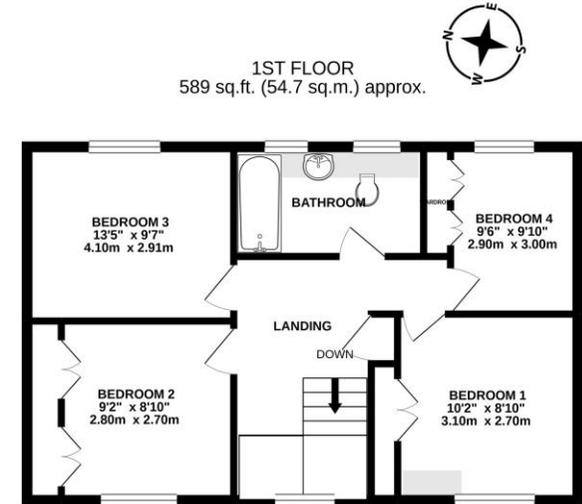




**GROUND FLOOR**  
900 sq.ft. (83.7 sq.m.) approx.



**1ST FLOOR**  
589 sq.ft. (54.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

