



At home in Alresford

6 De Lucy Avenue

ALRESFORD, HAMPSHIRE, SO24 9EU

Offers in excess of £500,000

- Four Bedroom Family Home
- 15 Minute Level Walk into Alresford
- Close to Bus Routes and Perins School
- Amazing Kitchen/Dining Room Extension
- Low-Maintenance Rear Garden
- Driveway Parking and Garage

A four bedroom family home that has been beautifully extended on the ground floor to create a wonderful kitchen/dining room. This spacious property has driveway parking, a garage and rear garden, and is a level 15 minute walk into the town centre. Close to bus routes and Perins School.

The property is approached from the driveway via an enclosed porch. The front door opens to the entrance hall, to the left a door opens to the garage, and to the right is the spacious sitting room with a window to the front and sliding doors to the garden. A door from the hall opens to the family room, where there is a cupboard housing the boiler, and a further storage cupboard. A wide opening leads through to the amazing kitchen extension, which features a range of white units and drawers, with worktops above and integrated appliances. Bi-fold doors create a wide opening to the garden. Off the kitchen is the cloakroom.

Upstairs, on the landing is a loft access hatch, and an airing cupboard housing the hot water cylinder. The sizeable main bedroom is at the front and has a built-in double wardrobe.





The second and third bedrooms are also double rooms and have built-in wardrobes. There is a fourth, single bedroom, which has a built in wardrobe. The bathroom features a white suite, including a bath with shower above.

Outside, there is driveway parking, leading to a garage with light and power, and an up-and-over door. The low-maintenance garden has a seating terrace adjoining the rear of the house, and a lawn.

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

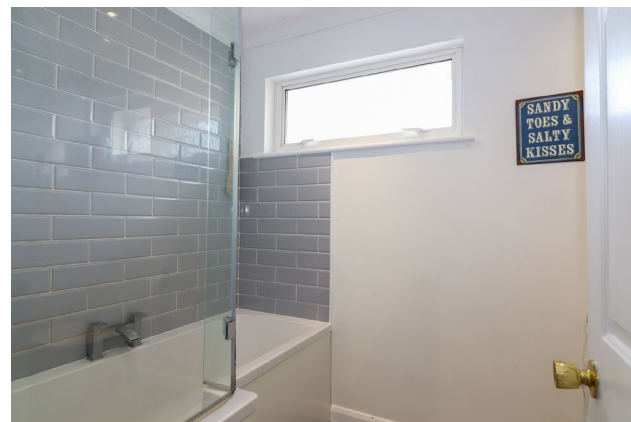
We understand that mains gas, electricity, water and drainage are connected. There are solar panels on the front of the roof, with an inverter in the garage.

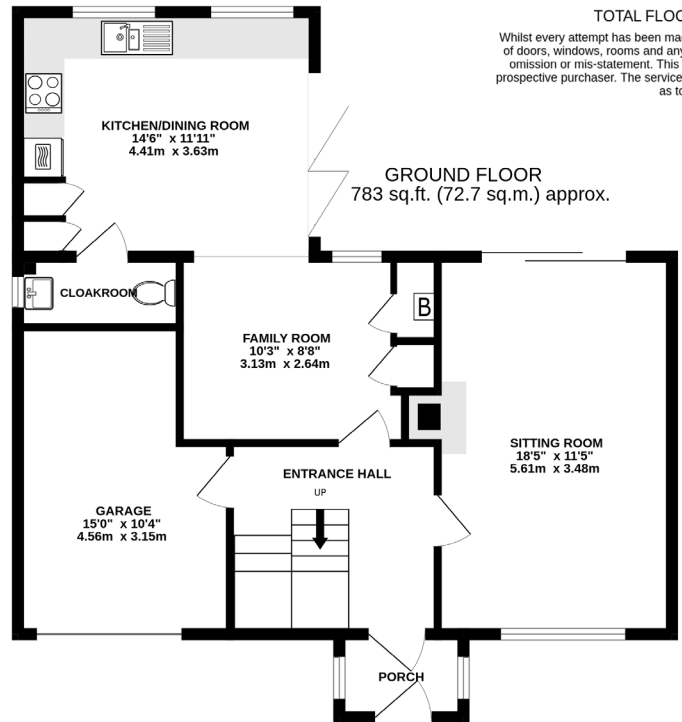
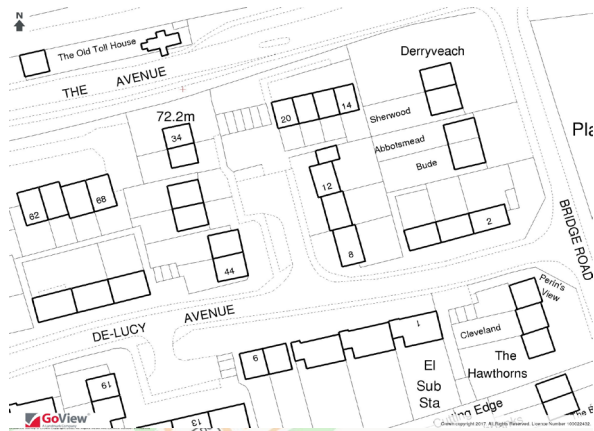
LOCAL AUTHORITY INFORMATION

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. No. 6 is the 3rd house on the right hand side.





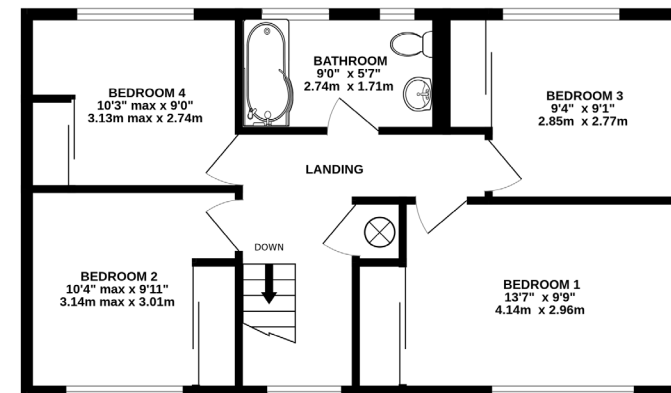
TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

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.
Made with Metropix ©2023



GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

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.

