



Mallard Close, The Dean, Alresford

At home in Hampshire

 **Hellards**

2 Mallard Close, The Dean

ALRESFORD, HAMPSHIRE SO24 9BX

Guide Price £645,000

- No Onward Chain
- Spacious Link-Detached Bungalow
- 3 Bedrooms
- South Facing Garden
- Modern Fitted Kitchen
- Extended Living/Dining Space with Vaulted Ceiling
- Central Alresford Location - Walk to Shops & Town Centre
- Garage & Driveway

Situated just off The Dean and perfectly placed for easy access to the town centre, local shops and riverside walk, this well-presented and deceptively spacious bungalow enjoys a desirable south-facing garden.

A generous entrance porch with excellent built-in storage opens into a welcoming hallway, which leads to the principal rooms. The well-proportioned kitchen is fitted with a range of base and eye-level units along with selected integrated appliances, and flows seamlessly into the bright and spacious sitting room featuring a charming fireplace. To the rear, a superb vaulted dining extension offers an impressive sense of space, complete with underfloor heating, skylights and double doors opening onto the attractive, low-maintenance garden.

The property provides two comfortable double bedrooms and a third single bedroom, currently arranged as a study. A modern, fully tiled shower/wet room adds convenience and contemporary style.





Outside, The rear garden is neatly paved, offering an inviting seating area perfectly positioned to enjoy the afternoon and evening sun. Additional features include a garden shed and gated side access.

Tucked away in a peaceful cul-de-sac, Mallard Close offers a quiet setting and the benefit of level access throughout, making this a wonderfully easy and enjoyable home to live in.

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

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

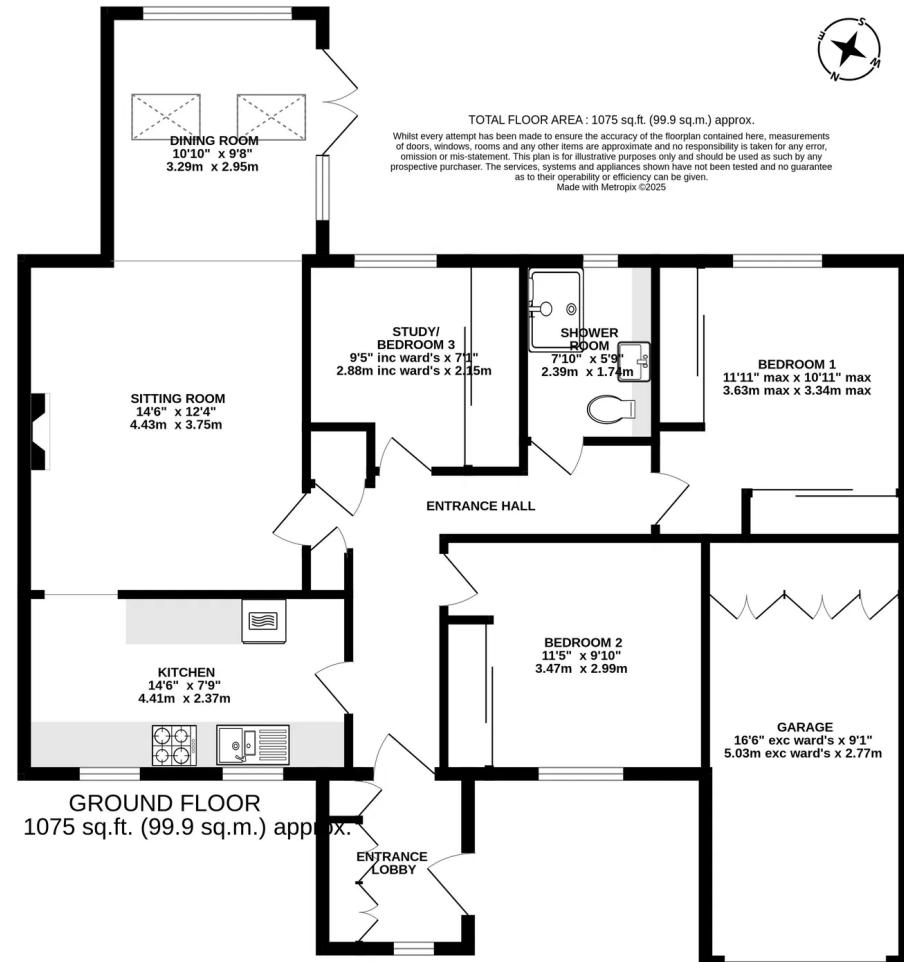
EPC

Awaited (commissioned)

DIRECTIONS

From our offices in Broad Street, turn right into West Street. Follow the road down to the crossroads and turn right into The Dean. After approx 200m turn right into Mallard Close and the house is the second one on your right.

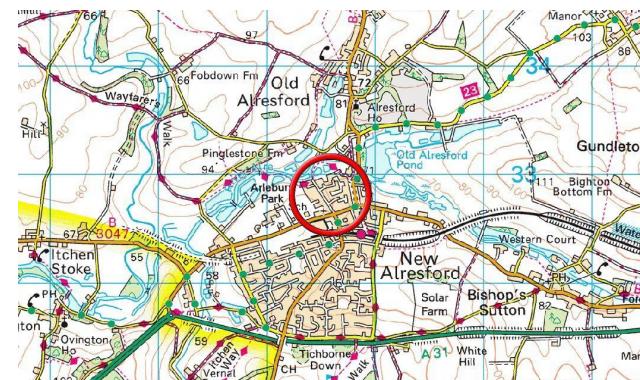
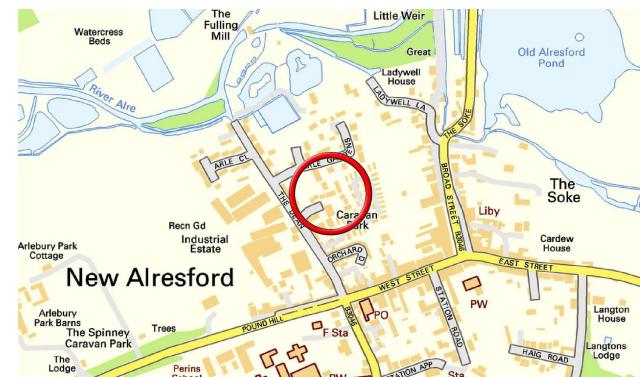




TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The logo for Hellards, featuring a heraldic shield with a lion rampant on a blue and gold background, positioned above the company name.

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.