



Stanley Road

Holbury, Southampton

- THREE BEDROOM DETACHED BUNGALOW
- LOUNGE
- LARGE DINNING ROOM / FAMILY ROOM
- KITCHEN

Asking Price Of £325,000

EPC Rating

TBC





Property Description

LOCATION

Nestled in the heart of Holbury, this inviting property enjoys a prime location within easy walking distance of local shops and well-regarded schools.

The picturesque beaches of Lepe and Calshot are just a short drive away, offering wonderful options for family outings, coastal walks, and watersports.

Excellent transport links connect you effortlessly to surrounding areas, while the renowned New Forest National Park is close by.

With such a superb blend of local amenities and exceptional natural attractions, this is a home not to be missed. Arrange your viewing today to fully appreciate all it has to offer.



ENTRANCE HALL 17' 7" x 3' 2" (5.36m x 0.97m)
The entrance hall has a UPVC partially glazed front door. The hall boasts oak wood effect laminate flooring, and wooden hand rails to both walls offer additional character and practicality. From the hallway there are doors leading to all rooms.



LOUNGE 14' 8" x 10' 8" (4.47m x 3.25m)
A well proportioned lounge with an open-plan layout. Stylish laminate wood-effect flooring runs throughout, and a side aspect window ensures the room is awash with natural daylight. The lounge has ample room for sofas and lounge furniture and seamlessly flows into a generous family and dining area -ideal for both relaxing evenings and entertaining guests. A feature fireplace with electric fire provides a delightful focal point, promising warmth and comfort all year round.



DINING ROOM / FAMILY ROOM 20' 1" x 7' 7" (6.12m x 2.31m)
A versatile dining and family room-ideal for gatherings or quiet evenings in, this room is a welcome addition to the lounge. Enhanced by oak effect laminate flooring and ceiling spotlights the family room has a spacious and homely feel. Featuring patio doors and side windows that frame picturesque views of the private, enclosed rear garden, the room is perfect for morning coffees or summer entertaining- this inviting space brings the outdoors in all year round.



KITCHEN 9' 3" x 6' 3" (2.82m x 1.91m)
The kitchen has a side aspect window and a UPVC half glazed door giving access top the side of the property. There are oak effect base and wall units paired with striking black marble effect worktops and contemporary black metro tiled splashbacks. The kitchen has a built-in Belling oven, and gas hob with extractor fan, and there is an included Beko fridge freezer. Storage is never a concern, thanks to a separate full-height boiler cupboard providing ample extra space and housing the efficient Potterton boiler. There is also space for a washing machine, and the kitchen has ceramic beige floor tiles.



BATHROOM 6' 3" x 5' 9" (1.91m x 1.75m)

The bathroom has a front aspect privacy window, and a white suite, with low-level W.C, and a pedestal wash hand basin. There is a walk-in shower cubicle complete with an electric Mira shower.

There is a chrome heated towel rail, white wall tiles and ceramic black floor tiles, There is also a wall hung vanity cupboard with mirror which provides excellent storage.



BEDROOM ONE 10' 2" x 10' 0" (3.1m x 3.05m)

Bedroom one benefits from a large, front aspect double glazed window, bathing the space in natural light. There is ample room for a bed and bedroom furniture and the room is currently fitted with beige carpet.

BEDROOM TWO 9' 9" x 8' 3" (2.97m x 2.51m)

The second double bedroom boasts a stylish grey carpet underfoot, and a side-aspect double glazed window fills the room with natural light.

BEDROOM THREE 10' 4" x 6' 5" (3.15m x 1.96m)

The third bedroom, features a side aspect double glazed window that ensures ample natural light throughout the day. The room boasts neutral beige carpets, making for an inviting space ideal for a child's bedroom, nursery or a versatile home office.



REAR GARDEN

The property boasts an attractive rear enclosed garden, offering a tranquil escape, perfect for entertaining or relaxing.

The garden is mainly laid to lawn, and there is a patio seating area and a useful garden shed for additional storage or hobbies.

Thoughtful landscaping, combined with secure fencing makes this a lovely private space, and there is useful side access leading to the front of the house.



FRONT GARDEN

The property presents a welcoming frontage and ample parking for multiple vehicles. The bungalow also features an expansive shingled area to the left, perfect for additional parking or accommodating visitors.

A sturdy side gate provides convenient access to the rear garden, while the drive itself leads seamlessly to both the garage and a handy side entrance into the



house.

The property is enhanced by practical touches such as an outdoor tap and external lighting, perfectly complementing the attractive frontage.

GARAGE 16' 2" x 8' 5" (4.93m x 2.57m)

A spacious garage featuring an up and over door and the convenience of electric power-ideal for secure parking or use as a workshop.

ADDITIONAL INFO

With spacious, light-filled interiors, this bungalow is well maintained and in good decorative order throughout. The property features UPVC white double glazing and gas central heating. Curtains and poles are offered for inclusion.

The accommodation has three generously proportioned bedrooms, a well-appointed kitchen, and a family bathroom.

Outside, the gardens provide space for both entertaining and unwinding, while the detached layout gives a real sense of privacy and independence.

The NFDC Council tax band is C.

GROUND FLOOR



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