



8 Danube Drive, Swanwick, SO31 1ER

Asking Price £575,000



Danube Drive |  
Swanwick | SO31 1ER  
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W&W are delighted to offer to the market for the first time since built this extremely well presented '2012' built four bedroom detached family home. The property boasts four bedrooms, lounge, 25'2ft kitchen/dining room, conservatory, utility room, downstairs cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. The property also benefits from beautifully landscaped front & rear gardens as well as driveway providing parking for multiple vehicles.

Danube Drive is a well maintained 'no through road' accessed off of Botley Road. The property is situated close to the local amenities in Park Gate which include convenience stores, takeaways, chemist and pubs. It is also situated on a bus route and a short distance away from Swanwick Railway station. Junction 9 of the M27 is close by with good links to Portsmouth and Southampton with the A27 taking you East towards Fareham and West towards Hedge End. The property is also within close proximity of local primary schools.





Extremely well presented '2012' built four bedroom detached family home

First time to the market since built

Welcoming entrance hall

Spacious lounge enjoying walk in bay window & stone surround fireplace with inset electric fire

Impressively sized 25'2ft kitchen/dining room enjoying central island unit & double doors opening out into the conservatory

Integrated appliances include five ring gas hob & double oven with dishwasher & fridge/freezer to remain

Conservatory with glass roof & double doors opening out onto the rear garden

Utility room providing additional storage & space/plumbing for appliances

Downstairs cloakroom comprising two piece white suite

Attractive tiled flooring to the kitchen/dining room, conservatory, utility room & downstairs cloakroom

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Three additional bedrooms with two benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Beautifully landscaped rear garden majority laid to lawn with display flowers/shrubbery, paved patio area & shed to remain

'In our opinion' we feel that the garden offers privacy backing onto woodland

Driveway parking for multiple vehicles

Vendor suited

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

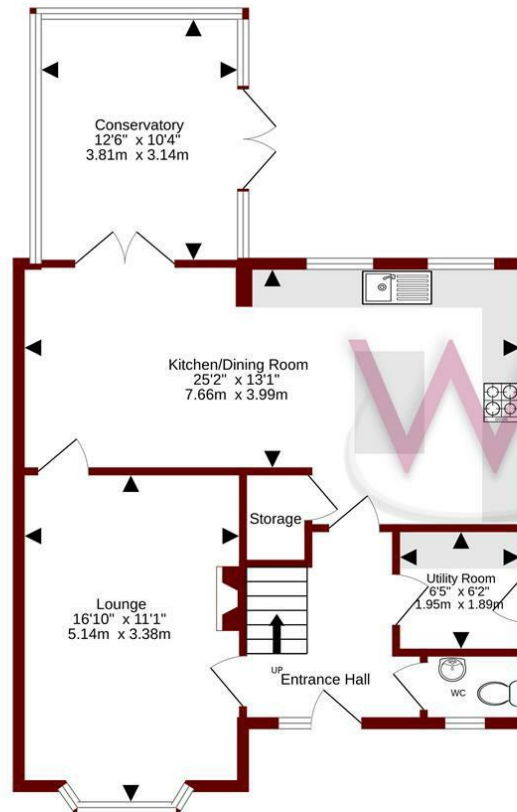
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

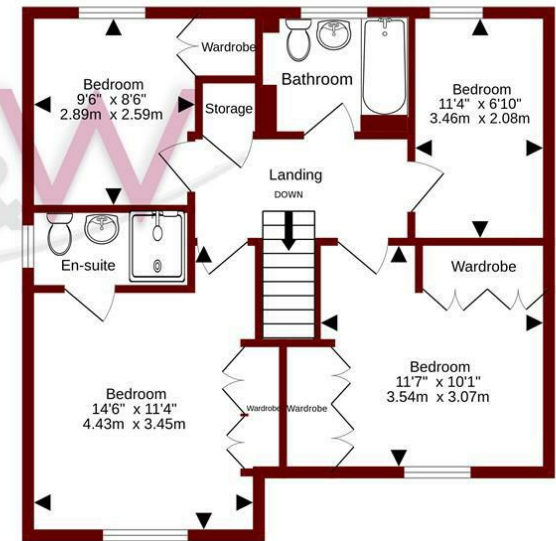
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
735 sq.ft. (68.3 sq.m.) approx.



1st Floor  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.7 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 plus) A			89
(81-91) B		79	
(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	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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