



MARCO HARRIS  
THE PROPERTY PROFESSIONALS

## Appleby Drive, Botley, Southampton, SO32

Guide Price £535,000

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- Built By Bovis Homes In 2019
- Four Generously Sized Bedrooms
- Spacious Sitting Room With Bay Window
- En-Suite Shower Room To Master Bedroom
- Driveway For Multiple Cars & Detached Garage With Power
- Immaculate Detached Family Home
- Open Plan Kitchen Dining Room
- Home Office & Downstairs Toilet
- Situated On A No Through Road
- Enclosed Rear Garden With Side Gated Access



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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.  
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Welcome To Appleby Drive! Step into luxury and comfort with this exquisite four-bedroom detached family home built by Bovis Homes in 2019. Set in a charming neighbourhood, this property boasts a spacious driveway capable of accommodating multiple vehicles, providing both convenience and ample parking space. Additionally, a detached garage with power ensures not only secure parking but also additional storage options. The ground floor seamlessly combines practicality and style, featuring an open kitchen/dining room that invites family gatherings and social events. The inviting sitting room provides a cosy retreat, while a dedicated home office caters to the demands of remote work. The convenience of a downstairs toilet adds a thoughtful touch to the overall layout. Venture upstairs to discover four generously sized bedrooms, each meticulously designed to offer comfort and tranquility.