

## Appleby Drive, Botley, Southampton, SO32

Guide Price £535,000

🛤 4 🚰 2 🚍 1



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.



- 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. White every attempt has been nude to ensure the accuracy of the floopfan contained here, measurements, conscion or me-selement. This pain is full initiative proposed over and should be used as such a sign prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operating or effective, on be given.



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.