



15 Danube Drive, Swanwick, Southampton, SO31 1ER

£450,000

WHITE & GUARD

15 Danube Drive

Swanwick, Southampton

INTRODUCTION This attractive and extended four bedroom semi-detached townhouse is situated within a secluded David Wilson Homes development. The property is spacious, with accommodation on the ground floor briefly comprising an entrance hall, downstairs cloakroom, study and stunning 30ft kitchen/living/diner area. The first floor has two double bedrooms and an en-suite, whilst the second floor boasts two further bedrooms and a family bathroom. Additional benefits include quickstep vinyl flooring on the ground floor, a landscaped rear garden, a garage, off road parking for two vehicles and electrical installation for an EV car charger.

LOCATION Danube Drive enjoys a convenient location, close to Whiteley Shopping Centre with its shops, restaurants & cinema. As well as a good range of local shops at Park Gate, the property is a short walk to Swanwick train station. The property is within school catchment for Sarisbury Infant School, Sarisbury Church of England Junior School and Brookfield Community College. All main M27 motorway links are easily accessed from junction 9, which is within easy reach.

OUTSIDE A private road provides access to this exclusive development. A block paved driveway provides parking for two vehicles, with a garage and an EV car charger. The landscaped rear garden benefits from space for a BBQ, a trampoline and a small summerhouse. Laid to artificial lawn, with flower and shrub borders, the garden is fully enclosed.

AGENTS NOTE The grounds to this development are maintained with a charge of £523.87 per annum.

- Tenure - Freehold
- Fareham Borough Council - Band D
- EPC - Grade C





INSIDE

The front door opens in the entrance hall which has a radiator and doors leading to the ground floor accommodation. There is a utility cupboard to one side which has a built-in worktop with plumbing for a washing machine and a gas fired boiler. The downstairs cloakroom comprises a wash hand basin, and WC. The study, has a double glazed window to the front aspect with wooden shutters, a built-in storage panel and a radiator. The extended 30ft open plan kitchen/living/diner has bi-folding doors across the width of the property overlooking the garden and a roof lantern. The kitchen has a one and a half bowl sink unit set in a granite work surface with cupboards under. There is a further granite work surface forming a part room divider, which benefits from a fridge and a freezer under. As well as a matching range of suspended wall cabinets, the kitchen has two radiators, with underfloor heating to the extension. Integrated appliances include a dishwasher, a fridge/freezer, an electric oven and grill, with four ring hob and extractor over. There is also a storage cupboard under the stairs. There is a lounge area to the middle section of the room and a dining area to the rear, overlooking the garden.

To the first floor landing, has an airing cupboard, a radiator and carpeted flooring, with doors to bedrooms one and two. The master bedroom has two double glazed windows to the front aspect with wooden shutters, built-in mirror fronted wardrobes, a radiator and carpeted flooring. The en-suite shower room comprising a wash hand basin, WC and separate shower cubicle, with sliding doors. The en-suite benefits from a heated towel rail, tiled flooring and a double glazed window. Bedroom two, overlooks the rear garden and has two double glazed windows, benefits from fitted wardrobes, with a radiator and carpeted flooring.

Stairs from the landing lead up to the second floor. Bedroom three is an L-shaped double room with double glazed windows overlooking the front with wooden shutters and benefits from Velux window. There is a built-in wardrobe with dressing mirror, carpeted flooring and a radiator. Bedroom four, also a double room, has a double glazed window to the rear with a wooden shutter. There are built-in mirror fronted wardrobes, carpeted flooring, a radiator and access to the loft space. The family bathroom has a double glazed window, tiled flooring and comprises a panel enclosed bath, separate shower with screen, a heated towel rail, a wash hand basin and WC, with part tiling to walls.



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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