



7 Brooms Grove, Sholing, Southampton, SO19 0QF

Guide Price £400,000 to £425,000

WHITE & GUARD

# 7 Brooms Grove

Sholing, Southampton

**INTRODUCTION** This detached and extended two bedroom bungalow is finished to a very high standard. Situated at the end of the quiet cul-de-sac Brooms Close in Sholing. The property is fully walk around, with secure gates and offers very desirable accommodation.

**LOCATION** Within five minute drive is the Bursledon superstore plus other supermarkets. Bitterne Village and Thornhill shopping are also nearby. Local shops and schools are within a comfortable walk. Southampton City Centre, three rail stations and motorway access are all within easy reach. Also close by are lovely walks and country parks. The work famous sailing and water sports centres of The Hamble, Netley and Warsash are a very short drive away.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade C





**INSIDE** All windows and doors are PCVu double glazed. The central heating is gas and has radiators in every room. All the carpets and flooring are in a very good condition.

This is a well-proportioned and well-presented home.

The carpeted entrance porch has full height storage for coats and shoes, and via double doors leads into the reception room/study.

The hallway also has double doors opening into a generous 17ft lounge with double doors opening to the modern and well-appointed 18ft kitchen/diner.

The kitchen features top of the range built-in Neff appliances including an oven, microwave, ceramic hob and an extractor hood. There is a large built-in fridge and slide-out larder. The window above the double sink overlooks the garden. The thermal aluminium three segment anthracite bifold doors open to a large decking which in turn follows to the secluded garden. The utility room adjoins the kitchen and has a large sink, storage cupboard and space for three large appliances. It also has an external door.

There are modern beautifully appointed, tiled bath and shower rooms with heated towel rails and built-in storage cupboards.

There are two double bedrooms, bedroom two with en-suite. Bedroom one has built-in wardrobes with sliding mirrored doors and storage cupboards. Bedroom two is classic design.



**OUTSIDE** A blocked paved driveway at the front of the property provides off road parking for multiple vehicles and the driveway leads down the side of the bungalow via a gate to the garage and rear garden. The front garden is landscaped with raised flowerbeds, bushes and small trees. There are four shallow steps to the front door. The rear has a large decked area which continues the landscaped garden which is expertly planted with mature flowerbeds, bushes and small decorative trees. There is a stone pathway which leads all around the garden. The well-maintained lily pond completes this beautiful setting.

**OUTBUILDING** A comfortable home office is adjoined by a hobby/project room and a separate store room. The doors and windows are PCVu double glazed.

## SERVICES

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

## BROADBAND

Superfast Fibre Broadband is available with download speeds of up to 19-32 Mbps and upload speeds of up to 3-5 Mbps. Information has been provided by the Openreach website.

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## Disclaimer

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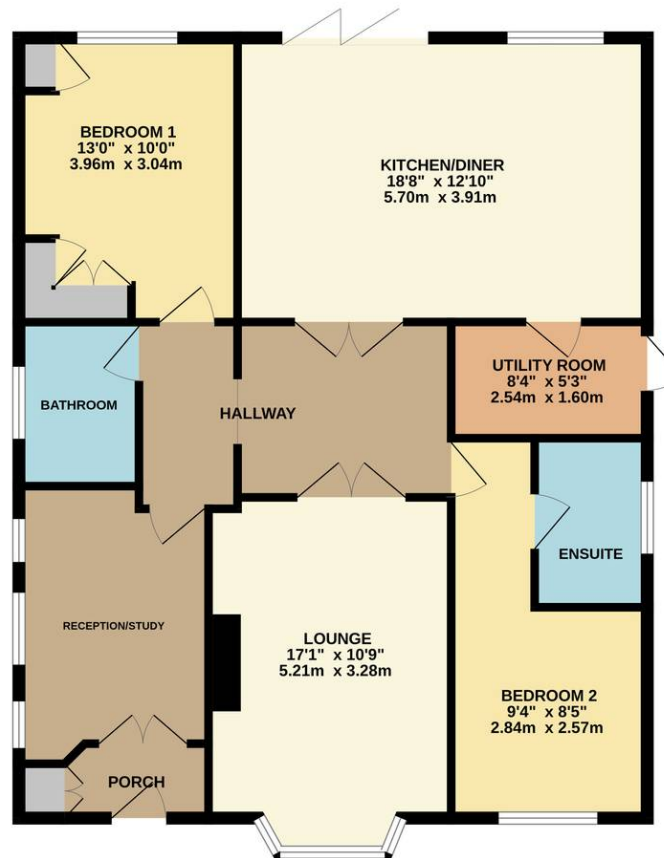
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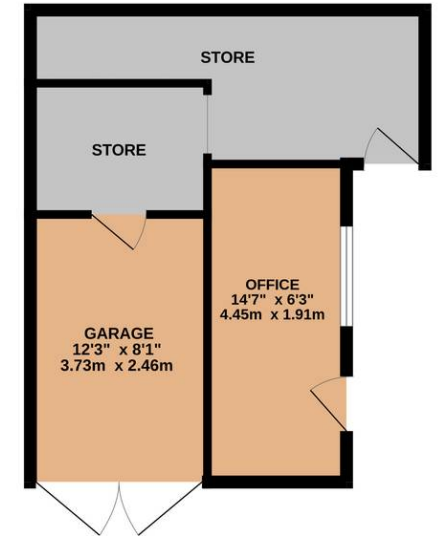
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GROUND FLOOR



OUTSIDE



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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