

**Rowe  
& Co.**

**8 Dollery Close, Botley**

Southampton

**£365,000**



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## 8 Dollery Close

Botley, Southampton

This beautifully presented three-bedroom semi-detached home is conveniently located within the popular development of Boorley Park, the home has three years NHBC warranty remaining and has been tastefully finished by the current owners. Accommodation briefly comprises an entrance hall, 16ft lounge/diner, which is open plan to the modern kitchen, and a ground floor cloakroom. On the first floor there are three bedrooms, with an en-suite to the master, and a stylish family bathroom. Outside there is a driveway providing off road parking for two cars and an attractive rear garden.

### LOCATION

Botley is a quaint and picturesque market town on the upper banks of the river Hamble. It is steeped in history and surrounded by the beautiful Hamble Valley countryside. This charming town offers a wide range of shops, public houses, restaurants and places of interest. Located in Southern Hampshire, Botley is easily accessible from the M27, and its train station has direct connections to London Waterloo, Winchester, Portsmouth, Eastleigh, Reading and Brighton.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi - Detached Home
- Three Bedrooms
- En-Suite To Master
- Driveway With Parking For Two
- Landscaped Rear Garden
- Modern Kitchen



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## INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor and doors through to the cloakroom and lounge. The 16ft lounge/diner has a window to the side, French doors leading out to the rear garden and a storage cupboard to one wall. The dining area is open plan to the modern fitted kitchen which has a window to the front. The kitchen has been fitted with a matching range of wall and base units with cupboards and drawers under. There is a built-in oven and gas hob with extractor over, integrated dishwasher, fridge/freezer and washing machine.

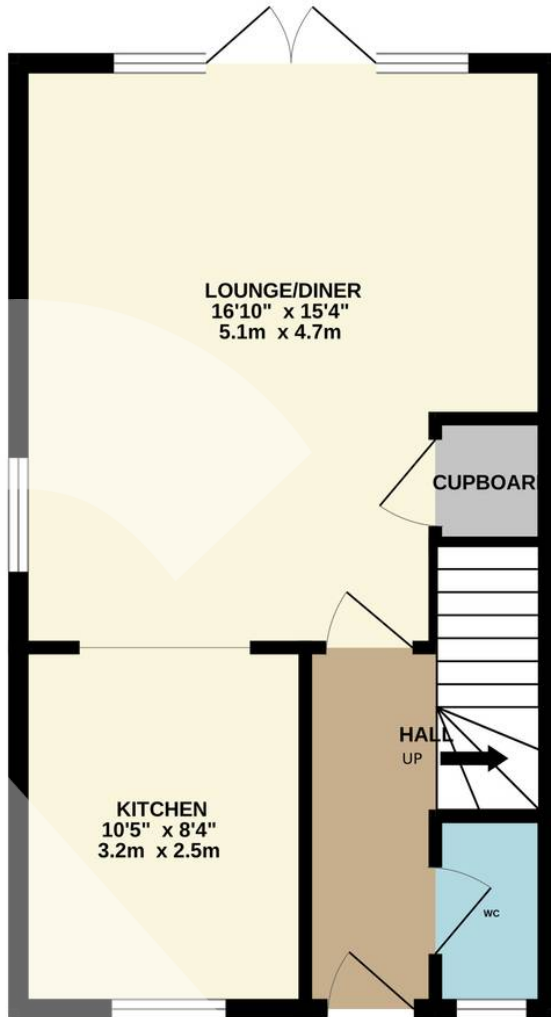
On the first floor, the master bedroom has a window to the front and a fitted wardrobe. A door to one side leads through to the modern en-suite which has a window to the front and comprise a shower cubicle, wash hand basin, heated towel rail and WC. Bedrooms two and three both have windows to the rear overlooking the garden. The stylish bathroom has a window to the side and has been fitted with a panel enclosed bath with shower over, wash hand basin, heated towel rail and WC.

## OUTSIDE

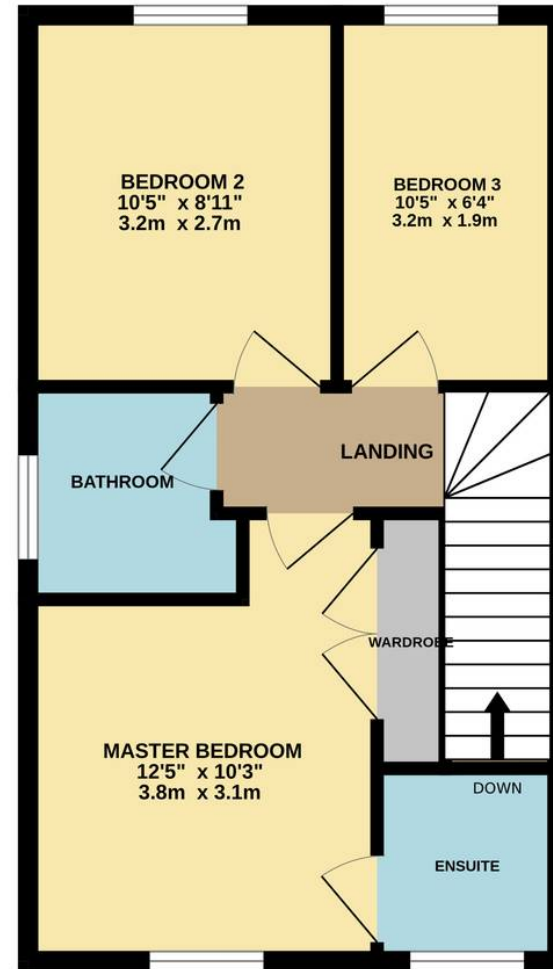
To the side of the property there is a driveway providing off road parking for two cars, with additional visitors parking nearby. The rear garden has a paved seating area, leaving the rest of the garden mainly laid to lawn, with an additional paved patio area to the side. A shed provides useful storage space and there is a selection of planted shrubbery.



GROUND FLOOR



1ST FLOOR



**REQUEST  
VIEWING**

(GOTTA BE QUICK!)



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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