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Dooley Park



Every Step of The Way Property Group, Powered by eXp, are delighted to bring to the market this beautifully presented four-bedroom detached family home, situated in the highly desirable area of Boorley Park, Botley. This gorgeous family home was built in 2018 and offers 1,761 square feet of light and airy accommodation. The accommodation comprises of four bedrooms, with the main bedroom benefitting from an ensuite, a family bathroom, an exceptionally large kitchen/diner, which is most certainly the hub-of-the house, and there's a lounge, study, utility and a downstairs WC. Outside, there is a driveway that provides off road parking for two/three cars and a single garage.



You are greeted via an entrance hall that leads to the first floor and downstairs accommodation. The downstairs accommodation enjoys a lounge, a kitchen/diner, a study, a utility room, an office/study and WC. The lounge centres onto a feature fireplace and is lovely and spacious with French doors leading into the heart of the home, which is the kitchen/diner. This kitchen/diner is a fabulous space for entertainment and boasts bi-folding doors and windows incorporating the lovely views of the garden. The kitchen has been attractively fitted to a modern and contemporary style with a matching range of grey wall and base units with cupboards and drawers under and there is a central island. Built-in appliances include dishwasher and fridge freezer. There is also space for a range master cooker.





On the first floor, the main bedroom is of a lovely size and has built in wardrobes. A door to one side leads through to the en-suite which has a window to the side, shower cubicle, wash hand basin set in a vanity unit and WC. Bedroom two is also of a good size and benefits from a built-in wardrobe with mirrored sliding doors. There are two further double bedrooms. The stylish modern family bathroom has been fitted with a bath and a separate shower cubicle, wash hand basin, and WC.





Outside

Outside to the side of the property there is a driveway providing off road parking for two/three cars leading to the single garage. The garden that is mainly laid to lawn has many beautiful features such as a patio entertainment terrace, a wooden pergola with space for seating, possible vegetable patch and is securely fenced.





Summary of accommodation

Ground floor

Entrance hall * Lounge* Kitchen/diner * WC * Study * Utility * Garage

First floor

Main bedroom with ensuite shower room * Three further bedrooms * Family bathroom



General information

Council tax band - F

Local Authority - Hampshire County Council

Tenure - Freehold

EPC Rating - B

Utilities - Mains water, electricity, gas and drainage

Total square feet - 1,761

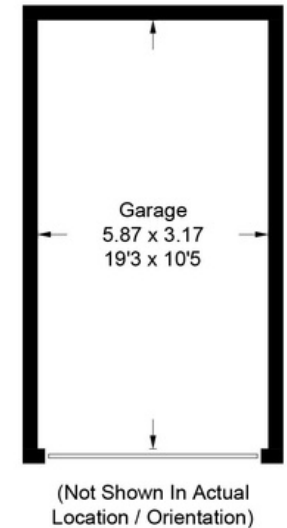
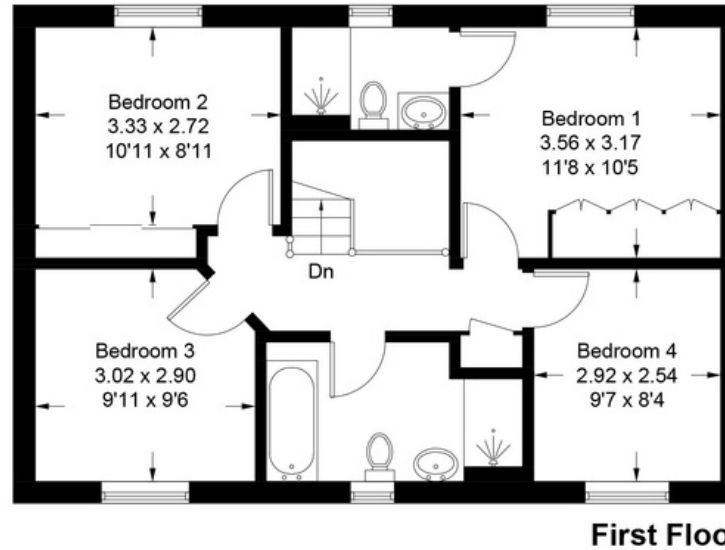
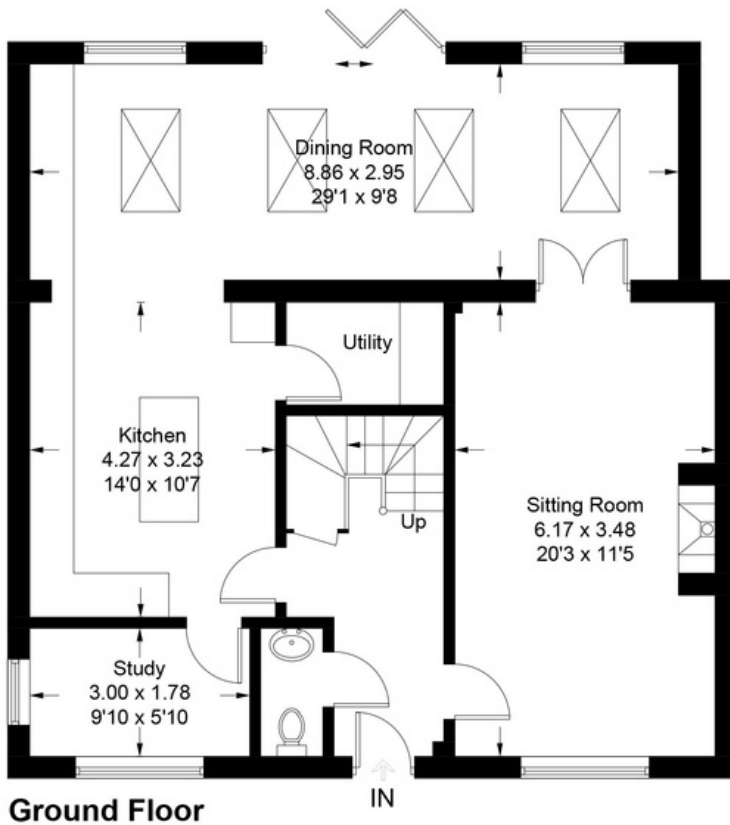




Situation

Situated close to the villages of Botley, Bishops Waltham and Hedge End, the benefits of this popular area include: excellent schooling, transport links, and superstore shopping facilities. Further benefits include a David Lloyd health and fitness facility, the Utilita Bowl at West End, a number of country walks including the picturesque Hamble River and easy access to the motorway.

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft
Garage = 18.4 sq m / 198 sq ft
Total = 163.6 sq m / 1761 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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