



22 The Spinney, Bishopstoke - SO50 8PF

In Excess of £325,000

WHITE & GUARD

22 The Spinney

Bishopstoke, Eastleigh

This well presented three double bedroom detached family home is situated towards the end of this popular cul-de-sac close to local shops, amenities, and reputable schools. With accommodation briefly comprising, a 17ft lounge, separate dining room with French doors opening out to the rear garden, modern re-fitted kitchen and downstairs cloakroom. On the first floor there are three well-proportioned bedrooms and a modern shower room. Outside there is a driveway providing off road parking for three cars, a garage and attractive rear garden. We anticipate a high level of interest an early viewing comes highly recommended.

LOCATION

The property is a short distance from the popular Bishopstoke Woods, is close to Bishopstoke's primary school and within catchment for Wyvern College which caters for 11-16-year-olds and has academy status. Hedge End and its retail park that include M&S and Sainsburys is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stone's throw away and all main motorway access routes are also within easy reach.

- ATTRACTIVE REAR GARDEN
- GARAGE
- SHOWER ROOM
- EPC GRADE C
- OFF ROAD PARKING
- RE-FITTED MODERN KITCHEN
- DOWNSTAIRS CLOAKROOM
- 17FT SITTING ROOM
- DETACHED THREE BEDROOM FAMILY HOME
- EASTLEIGH COUNCIL BAND D





INSIDE

The front door opens into the entrance hall which has been laid to tile flooring with stairs leading to the first floor, a window to the side aspect and doors leading to all rooms. The spacious 17ft lounge has a bay window to the front aspect, a feature electric fire to one wall and is laid to carpet with plenty of space for free standing furniture. The light and airy dining room has French doors leading out to the rear garden and benefits from additional storage space, the room is laid to tile flooring and can accommodate a large dining table and chairs. A further door leads from the dining room into the modern kitchen which has been re-fitted with a range of wall and base level units with a built-in double oven, gas hob with extractor over and space and plumbing for further appliances and has both a window overlooking the rear garden and door leading to the side. The cloakroom has a window to the side aspect and is fitted with a wash hand basin and low-level W/C.

The first-floor landing has a window to the side aspect and is laid to carpet with doors leading to all rooms. The master bedroom has a window to the front aspect and is laid to carpet with fitted wardrobes. The second bedroom overlooks the rear garden and is laid to carpet, whilst bedroom three again a double room has been laid to carpet and offers a view to the front aspect. The shower room has been fitted with a modern white suite comprising a double width walk in shower cubicle, wash hand basin set in vanity unit, wall mounted heated towel rail and WC, with window to the rear aspect.

OUTSIDE

To the front of the property is a large area laid to lawn, with a driveway to the side providing off road parking for three cars, this leads to the detached single garage with up and over door, power, and light and gated pedestrian access to the rear garden. The larger than average rear garden has a paved patio area ideal for entertaining, leaving the rest of the garden mainly laid to lawn with planted shrub borders and an additional seating area to the far end.



SERVICES:

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

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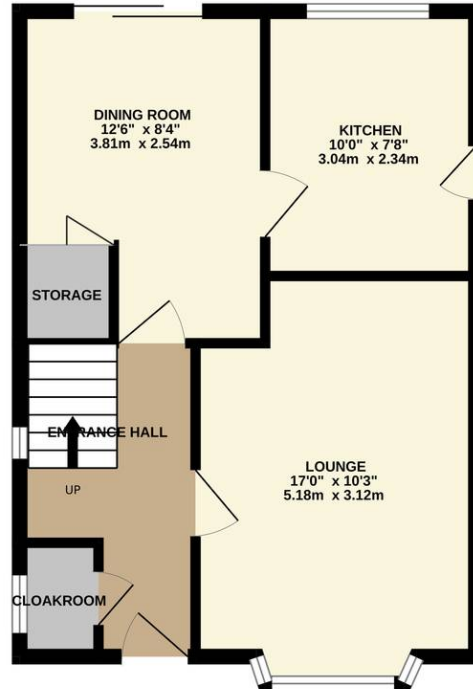
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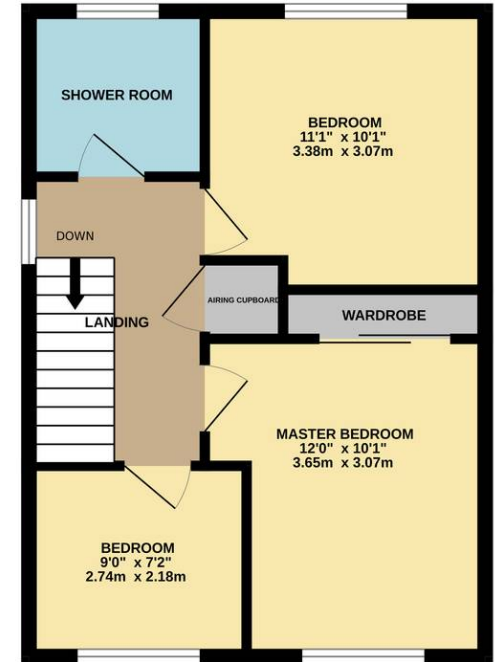
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GROUND FLOOR



1ST FLOOR



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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