



Swanwick Lane | Swanwick | SO31 7DX

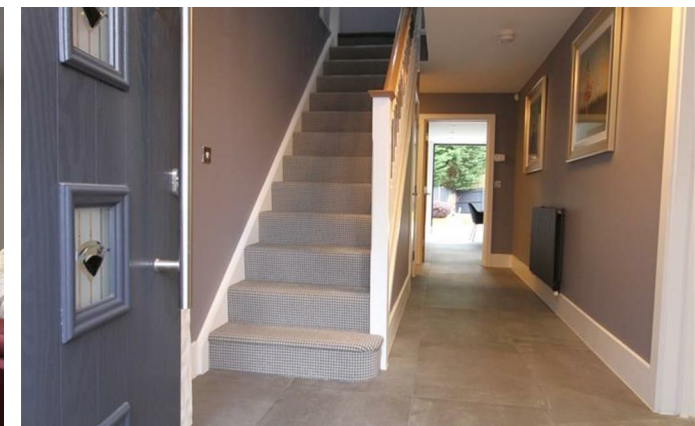
Asking Price £825,000



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W&W are extremely delighted to offer for sale this beautifully presented & vastly improved five bedroom detached family home situated in a small development of only six houses. The property enjoys over 2200 Sq.Ft providing five bedrooms, lounge, open plan kitchen/dining room, family room, home cinema room, gym, downstairs cloakroom, family bathroom & two en-suites. The property sits on an enviable plot providing landscaped side & rear gardens.

Swanwick Lane is situated in the ever popular location of Swanwick, the marina is less than a 10 minute stroll away, perfect for any boating enthusiast. A number of eateries are also within a short walk including Harpers Steakhouse & Ship Inn. The A27, M27 & both Swanwick & Bursledon train stations are easily accessible.







Beautifully presented & vastly improved five bedroom detached family home situated on a small development made up of only six houses

Enviably plot providing side & rear gardens

Welcoming entrance hall with feature attractive Italian porcelain tiled flooring flowing into the kitchen/dining room, family room, downstairs cloakroom & outside patio

Dual aspect lounge with centrepiece contemporary log burner

Impressive open plan kitchen/dining room with full height sliding doors opening out onto the Italian porcelain tiled patio

'2022' Fitted modern kitchen boasting attractive compact laminate worktops & matte black units

Integrated appliances include five ring induction hob, 'AEG' double oven, combination oven, warming tray, dishwasher, washing machine, tumble dryer, full height fridge, full height freezer, champagne fridge, water softener & Quooker tap providing instant boiling water & cold water

Family room with open access into the kitchen/dining room & window overlooking the rear garden

Downstairs cloakroom comprising two piece suite

Home cinema with cinema screen, underfloor heating & 4K Dolby surround speakers to remain

Galleried landing enjoying two large built in storage cupboards

Main bedroom benefitting from built in wardrobes, walk in wardrobe with



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F -

£2980.46 Per Annum

lighting & modern en-suite

Modern en-suite shower room comprising three piece white suite with feature walk in shower & attractive wall/floor tiling

Guest bedroom benefitting from built in wardrobes & en-suite shower room

Three additional bedrooms

Modern family bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden with Italian porcelain patio, raised artificial lawn with garden sleepers, small stream, outside lighting, outside power sockets, outside tap

Fully insulated summerhouse/shed with power/lighting to remain

Garage/home gym with power & lighting

Driveway parking for multiple vehicles

Estate management charge approx. £1200 PA

ADDITIONAL INFORMATION - Property construction -
Traditional built

Electricity supply - Mains

Water supply - Mains





Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

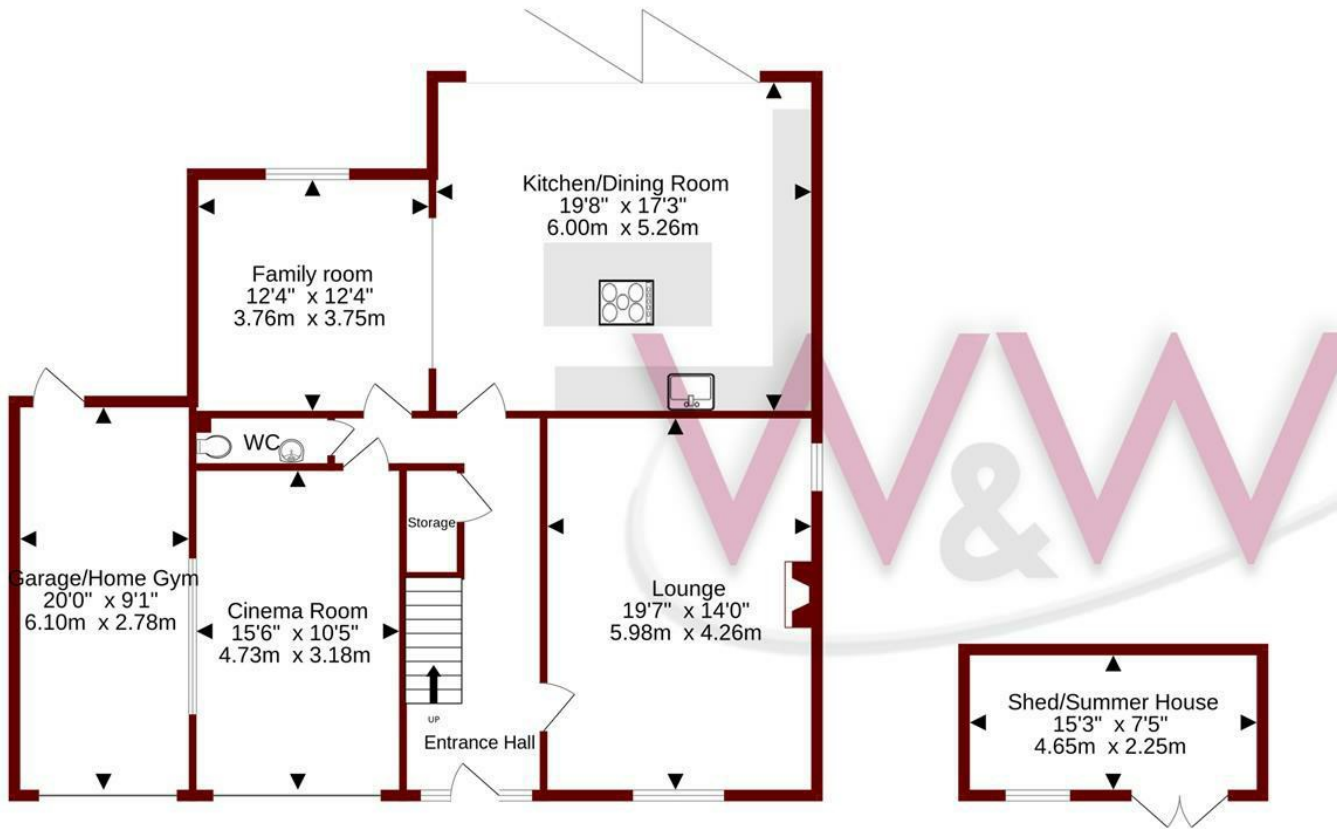
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

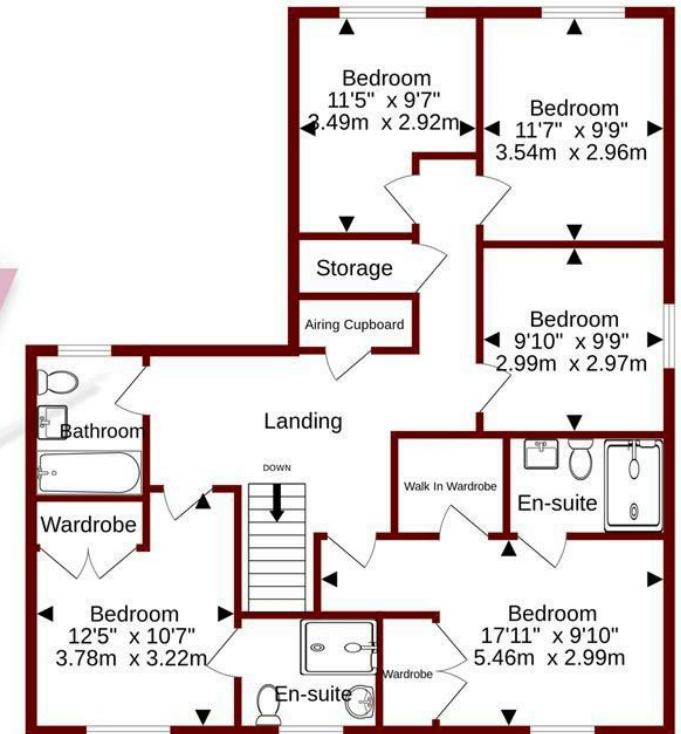
AGENTS NOTE - The sellers have advised us that they have an approved planning application in for a full height double storey extension with the reference number - P/21/1102/FP



Ground floor
1408 sq.ft. (130.8 sq.m.) approx.



1st Floor
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2377 sq.ft. (220.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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