



221 Swanwick Lane, Lower Swanwick, SO31 7GT

Asking Price £537,500



Swanwick Lane |  
Lower Swanwick | SO31 7GT  
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W&W are delighted to offer for sale this well presented four bedroom detached family home to the market for the first time since 1976. The property boasts four bedrooms, lounge, kitchen, dining room, downstairs cloakroom & family bathroom. The property also enjoys a wrap around garden, detached double garage with driveway providing parking for ample vehicles.

The home 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.





Well presented four bedroom detached family home situated on an enviable plot

First time to the market since 1976

Welcoming entrance hall with two built in cupboards

Triple aspect lounge with feature brick surround fireplace with inset gas fire & patio doors opening out onto the garden

Modern kitchen enjoying wood effect worktops & attractive tiled flooring with feature underfloor heating

Integrated appliances include range style cooker, dishwasher & washing machine with space for fridge/freezer

Dual aspect dining room with patio doors out to the garden, open access into the kitchen & feature parquet flooring

Main bedroom benefitting from built in double wardrobes

Three additional bedrooms with two benefitting from built in wardrobes

Light, bright & airy throughout

Family bathroom comprising three piece white suite & attractive wall tiling

Wrap around plot providing side, front & rear gardens

Majority of the garden is laid to lawn with mature shrubbery, patio areas & feature fresh water pond

Detached double garage with power & lighting

Driveway parking for several vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

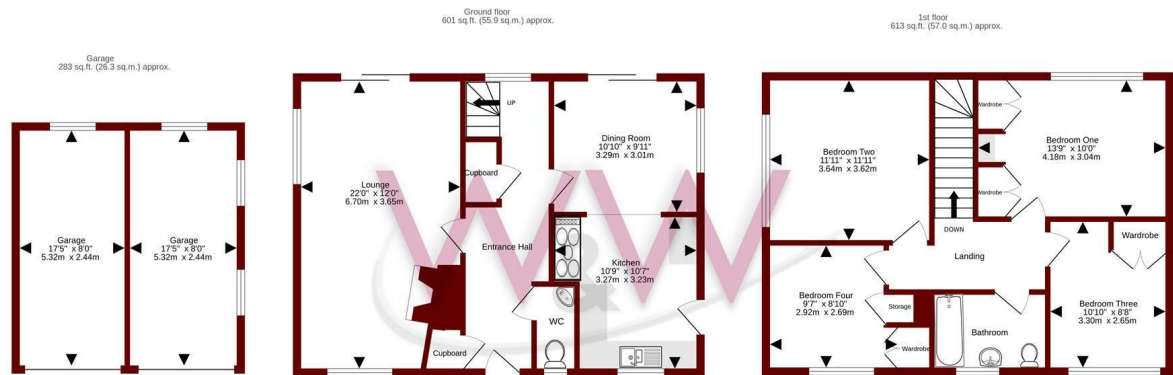
Sewerage - Mains

Heating - Gas central heating

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

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/>



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - E

Potential EPC Rating - B

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