



13 Priors Dean Road, Winchester, Hampshire, SO22 6JT
Guide Price £675,000 Freehold



13 Priors Dean Road, Winchester

4 Bedrooms, 2 Bathrooms

Guide Price £675,000

- Contemporary detached family home of almost 1800 sq ft
- Recently refitted kitchen with integrated appliances
- Open plan sitting room / dining room
- Study/playroom
- Conservatory
- Four double bedrooms
- Family bathroom and ensuite shower room
- Landscaped rear garden
- Garage/store
- Walking distance to local shops and schools
- Council tax band E, EPC band C





13 PRIORS DEAN ROAD, WINCHESTER, HAMPSHIRE SO22 6JT

A detached and extended family home in the heart of Harestock, beautifully modernised by the current owners. The original red brick of the property has been partially K-rendered, and has aluminium grey window which, along with the new front wall, pillars, brick driveway, and sliding grey gate, ensures that this property stands out in the road as being contemporary, striking and modern. The property has undergone a significant programme of modernisations, extensions and improvements, for which there remains further planning in existence for a ground floor rear extension.

An enclosed modern porchway leads to the front door and into the spacious entrance hallway, with cloakroom and door leading through to the ground floor accommodation.

From the sitting/family room, a glazed door leads through to the kitchen which is fitted with a range of white wooden cabinetry under granite work surfaces, modern white brick style tiling, under pelmet lighting and with low level lights fitted into the kickboards. There are fitted appliances, space for a large American fridge/freezer, and a side door to the garden.





The moment you enter through here and into the sitting room/dining room, you are immediately struck by a feeling of space and light, and the contemporary ethos of this family home. It is a large bright room, with light engineered oak flooring, surrounded by windows views to the garden, fitted with a range of bookshelves, and also leads through to the conservatory and study/playroom.





UPSTAIRS: There are four double bedrooms, two of which have fitted wardrobes, and bedroom three also benefits from an ensuite shower room. The family bathroom has been refitted and comprises a modern suite, with wc and basin inset into a useful range of cupboards.

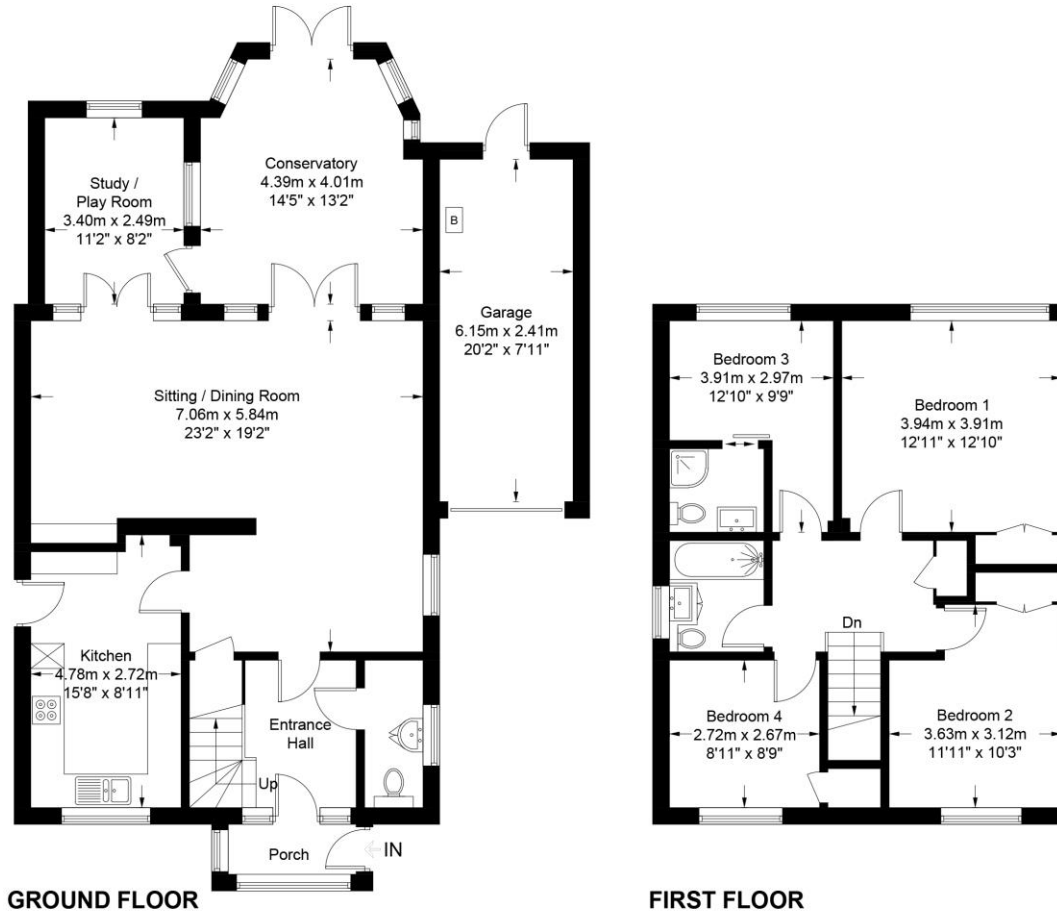




OUTSIDE: The front of the property has a long sliding gate to enclose the frontage, and provides ample parking for several vehicles. The rear garden has been beautifully landscaped with sandstone terracing, leading to the lawn. It is enclosed by painted closed panel fencing and has a rear door into the garage.



Approximate Gross Internal Area = 154.1 sq m / 1659 sq ft
 Garage = 14.9 sq m / 160 sq ft
 Total = 169.0 sq m / 1819 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1040220)

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