



Alresford

Price Guide: £445,000

Immaculately presented, a large corner plot and a great location – this house ticks lots of boxes!



The Property:

Having been thoroughly modernised by the current owner this three-bedroom semi-detached home is immaculate throughout. Light, bright and contemporary, all you've got to do is move in and get on and enjoy life in your new home. Already enjoying spacious accommodation throughout, the large corner plot presents the opportunity to extend the house further and currently planning approval is granted for a substantial extension. Without a doubt, you'd be adding value to an already solid investment. Furthermore, with outstanding schooling and the town centre with everyday essentials just a five - minute walk away, its location stacks up too!



The very useful front porch leads you into the hallway. On your right you'll find the living/dining room. Running the full depth of the house it's a warm and sunny room. The living area is a lovely space to unwind in at the end of a busy day whilst the dining room area features a beautifully built in cupboard unit with shelves and has French doors which open out onto a lovely decked veranda. In summertime, it will be lovely to throw open the doors and let the space between the inside and out flow. Back into the hallway which then leads you to the kitchen. Stylish and contemporary, the units are beautifully and well thought out. Plenty of cupboards, plenty of worktops, a double oven, integrated appliance and underfloor heating make this kitchen a joy to spend

time in. A utility room sits off to the side providing valuable extra storage and space for muddy dogs, boots and coats and leads you outside to the large garden and garage.



You will be impressed at the exceptionally large plot the house sits on which gives you such a good size rear garden. There's plenty of space for children to run around, ample opportunity to exercise those green fingers as well as space to relax and entertain on the decked veranda. In addition, the double-sized garage (which has an inspection pit) provides all the outside storage space you could ever need and could also make a great workshop.

Back indoors and upstairs where you will find a choice of two good sized double bedrooms to the front and back of the house. With large windows both rooms are lovely and light and both rooms have floor to ceiling built in wardrobes along one of their walls giving you an exceptional amount of storage space. The third bedroom is a single room and once again thanks to its large window, feels bright and airy. Finally, there is the stylish family bathroom which features a lovely large shower and underfloor heating.



The Location:

The house is conveniently located in a popular residential road thanks to its proximity to Alresford town centre. A 5-minute walk takes you to essential amenities and a fabulous range of independent retailers, providing everything from everyday essentials to beautiful designer boutiques and with a choice of coffee shops it's the perfect place to while away a Saturday morning!

A popular location for families Alresford prides itself on its outstanding schooling at Sun Hill Infant and Junior School and Perins School for ages 11 to 16 years. Sixth form education is available in Winchester at Peter Symonds College and in Alton. For those with younger children there is a choice of nursery and pre-school education.

Bus routes through Alresford provide regular transport to the nearby city of Winchester and bustling market town of Alton, and of course, there is the famous Watercress Steam Railway.

For the commuters the 3 mainline stations of Winchester, only a 10-minute drive and Basingstoke and Alton which are both approximately 20 - 25 minutes' drive away, connecting you to London in approximately one hour.

The Finer Details:

Sitting /Dining Room : 22'9" x 11'10" (max) / 7.19m x 3.60m (max)

Kitchen : 10'5" x 8'11" / 3.20m x 2.75m

Utility Room : 6'11" x 5'7" / 2.12m x 1.75m

Bedroom : 12' x 9'6" / 3.69m x 2.91m

Bedroom : 10' 6" x 9'6" / 3.20m x 2.91m

Bedroom : 7'9" x 6'3" / 2.36m x 1.91m



Is this property for you?

Can you see yourself living in this home? We would love to hear from you. So, pick up the phone or drop us an email and we'll book in a viewing and show you round! Call: 01962 734727 sales@philipprado.com

***For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.*