



21 Rowley Drive, Botley, SO30 2SN

Offers in excess of £585,000

WHITE & GUARD

21 Rowley Drive

Botley, Southampton

INTRODUCTION

Set at the end of a cul-de-sac, this four bedroom, detached family home benefits from attractive, landscaped front and rear gardens, driveway parking and a double garage. The accommodation offers a generous lounge with a modern wood burner, 21ft kitchen/diner, family room extension, utility and cloakroom. On the first floor there are four bedrooms, including a large master with en-suite, and a family bathroom.

LOCATION

The property is situated in a popular area of Botley and benefits from being close to the village centre, which offers a range of shops, restaurants and amenities, as well as local schools and Botley's mainline train station.

DIRECTIONS

Upon entering Rowley Drive from Holmesland Drive, follow the road to the very end, where the property can be found on the left hand side.

- TENURE - FREEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND F





INSIDE

The welcoming entrance hall has stairs leading to the first floor and doors through to the lounge, kitchen/diner and modern cloakroom. The lounge is a spacious room with a window to the front aspect and a modern inset wood burner to one wall. An opening from the lounge leads through to the 21ft kitchen/diner which has been fitted with a range of wall and base units, incorporating a breakfast bar. There is a window to the rear, a Range style cooker with extractor over and integrated appliances including a fridge and dishwasher. The dining area is open plan to the family room extension which is flooded with light via the roof lantern and two sets of bi-folding doors opening out to the rear garden. The utility room has fitted units, space for a washing machine and fridge/freezer, as well as access to the garden and garage.

On the first floor, the large master bedroom has a window to the front and fitted wardrobes along one wall. The adjoining en-suite comprises a corner shower cubicle, wash hand basin, WC and a window to the side. There are two further double bedrooms which overlook the rear garden, whilst the fourth bedroom has a window to the front. The family bathroom has a panel enclosed bath with shower over, wash hand basin, WC and a window to the rear.

OUTSIDE

To the front there is a beautifully maintained, lawned garden with planted borders and a driveway to the side, providing off road parking and leading to the double garage, which has an electric roller door. Gated side access leads round to the attractive, fully landscaped rear garden which has a paved patio area and an additional, decked seating area to one corner, leaving the rest of the garden laid to artificial lawn.



BROADBAND

Standard Broadband is available with download speeds of up to 24Mbps and upload speeds of up to 1Mbps. Information has been provided by the Openreach website.

SERVICES

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

T: 01489 779030

13 St Johns Centre, Hedge End,
Southampton, Hampshire, SO30 4QU

E: hedgeend@whiteandguard.com

W: whiteandguard.com

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



rightmove

PRS Property Redress Scheme

Zoopla

