



58 Kingsman Drive, Botley, SO32 2FW

£400,000

WHITE & GUARD

58 Kingsman Drive

Botley, Southampton

INTRODUCTION

Offered with no forward chain, this three bedroom, semi-detached town house benefits from a southerly facing rear garden, garage and driveway parking.

The accommodation briefly comprises a modern kitchen, L-shaped lounge/diner and cloakroom on the ground floor.

On the first floor there are two bedrooms, a family bathroom and study area on the landing, whilst on the top floor there is an impressive master bedroom with a dressing area and en-suite shower room. Additional benefits include privately owned solar panels and remaining buildings warranty.

LOCATION

The property is situated in the popular area of Boorley Park which benefits from its own Primary School, as well as a children's play park and community centre. The pretty village of Botley is only a short drive away offering a range of shops, pubs and eateries, as well as a mainline train station.

Upon entering Kingsman Drive from Winchester Road roundabout, continue along this road for some distance where the property can be found on the right hand side.

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





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor, storage cupboards and doors through to the cloakroom, kitchen and lounge/diner. The modern kitchen has a window to the front and has been fitted with a range of grey, high gloss wall and base units with a built-in oven, gas hob with extractor over and integrated appliances including a dishwasher, washing machine and fridge/freezer. The spacious, L-shaped lounge/diner has a window to the rear and French doors opening out to the garden.

On the first floor, the spacious second bedroom has two windows overlooking the rear garden, whilst the third bedroom has a window to the front. The modern family bathroom comprises a panel enclosed bath with shower over, wash hand basin and WC. On the landing there is a storage cupboard and a study area which has a window to the front.

On the top floor there is an impressive, 26ft master bedroom which has a window to the front, Velux window to the rear and a dressing area with fitted wardrobes and storage. A door to the side leads through to the modern en-suite which has a double width shower cubicle, wash hand basin, WC and a Velux window.



OUTSIDE

To the side of the property there is a driveway parking leading to the attached garage which has an up-an-over door to the front and a pedestrian door to the side. The southerly facing rear garden has a paved patio area leaving the rest of the garden mainly laid to lawn.

SERVICES:

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

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Disclaimer

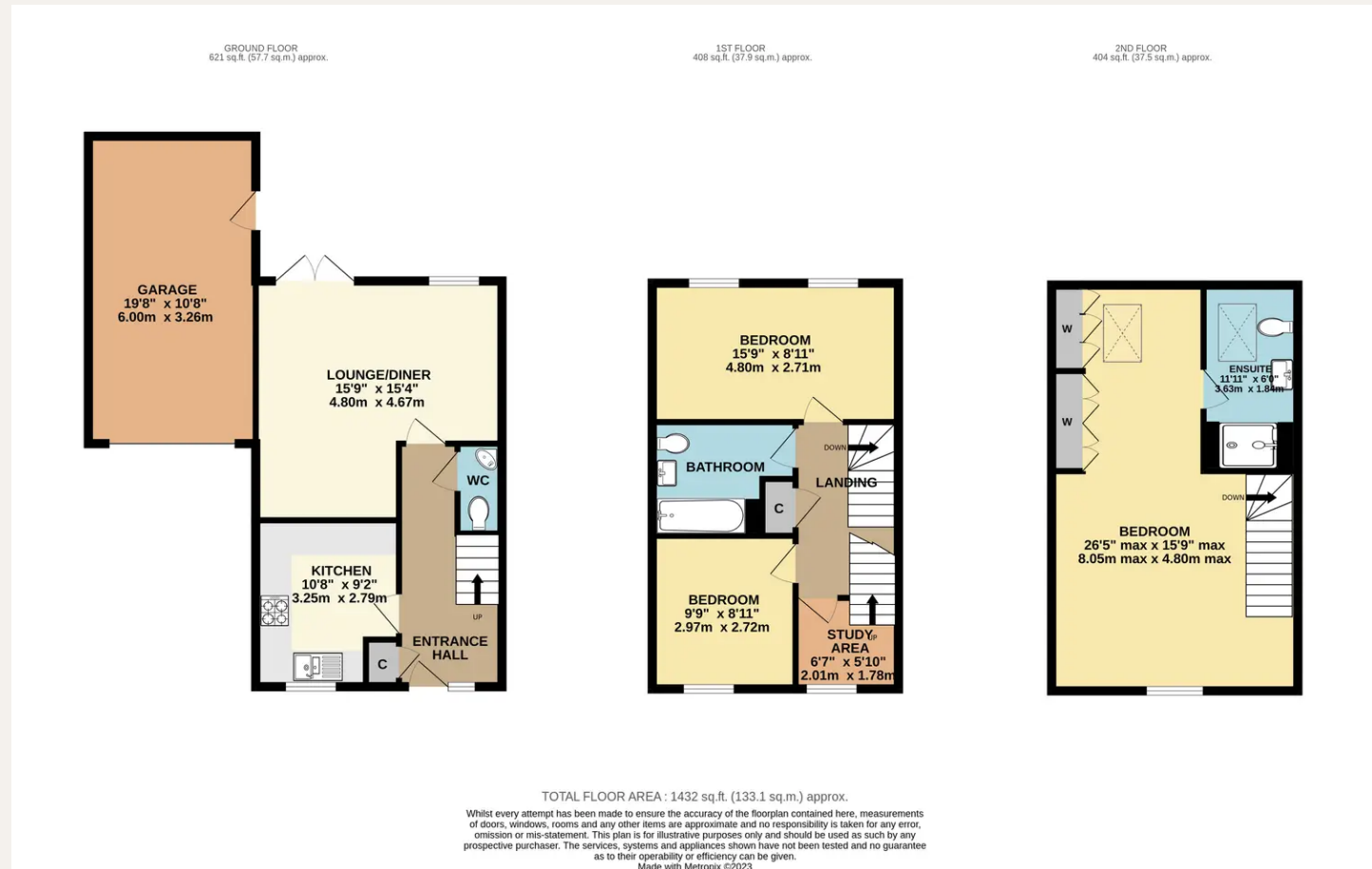
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TOTAL FLOOR AREA : 1432 sq.ft. (133.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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