



26 Turnberry Close, Botley, SO32 2SG

£650,000

WHITE & GUARD

26 Turnberry Close

Botley, Southampton

INTRODUCTION

Built in 2021, this beautifully presented, five bedroom family home benefits from an attractive, landscaped rear garden, driveway parking for several cars and a detached double garage.

The accommodation on the ground floor comprises an impressive, 30ft kitchen/dining/family room, well-proportioned lounge, sitting room/playroom, utility and cloakroom. On the first floor there are five double bedrooms, with a dressing area and en-suite to the master, an en-suite shower room to the second bedroom, and a modern family bathroom.

Additional benefits include fitted shutter blinds throughout, privately owned solar panels and remaining buildings warranty.

LOCATION

The property is situated in the popular Boorley Park development in Botley and benefits from being within walking distance of Boorley Park Primary School and the local play park. Botley's pretty village centre is just a short drive away, offering a range of shops, pubs and amenities, as well as a mainline train station.

DIRECTIONS

Upon entering Turnberry Close from Kingsman Drive, follow the road round to the left, where the property can be found on the right hand side.

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





INSIDE

The spacious entrance hall has stairs leading to the first floor, a built-in cupboard and doors through to all principal rooms, including the cloakroom. The light and airy lounge is a dual aspect room with a bay window to the front and a window to the side, whilst the additional sitting room/playroom also has a window to the front aspect.

The heart of the house has to be the stunning, 30ft kitchen/diner/family room which has a window to the rear and bi-folding doors leading out to the garden. The kitchen has been fitted with a range of high gloss wall and base units with Quartz worktops and a central island incorporating a breakfast bar. There is a sink with a water softener, a built-in double oven, electric hob with extractor over and integrated appliances including a fridge/freezer and dishwasher. A door from the dining area leads through to the modern utility, which has matching units, a sink, integrated washing machine, further appliance space and a door to the side.

On the first floor, the generous master bedroom has windows to the front and side, as well as a dressing area with a fitted wardrobe and a modern en-suite, comprising a walk-in shower cubicle, wash basin, WC, heated towel rail and a window to the front. Bedroom two is also a good size double room and has a built-in wardrobe and overlooks the garden. The modern en-suite has been fitted with a shower cubicle, wash basin, heated towel rail, WC and a window to the side. The third bedroom has a window to the front, whilst bedrooms four and five both overlook the rear garden. The spacious family bathroom comprises a panel enclosed bath, separate shower cubicle, heated towel rail, wash basin, WC and a window to the side.

OUTSIDE

To the side of the property there is a double width driveway providing ample off road parking, as well as a detached double garage. Gated side access leads through to the attractive, rear garden which has been landscaped to provide a good size seating area, leaving the rest of the garden mainly laid to lawn.

AGENTS NOTE

There is a service charge of £221.06 per annum, due for its next annual review in January 2024.



SERVICES

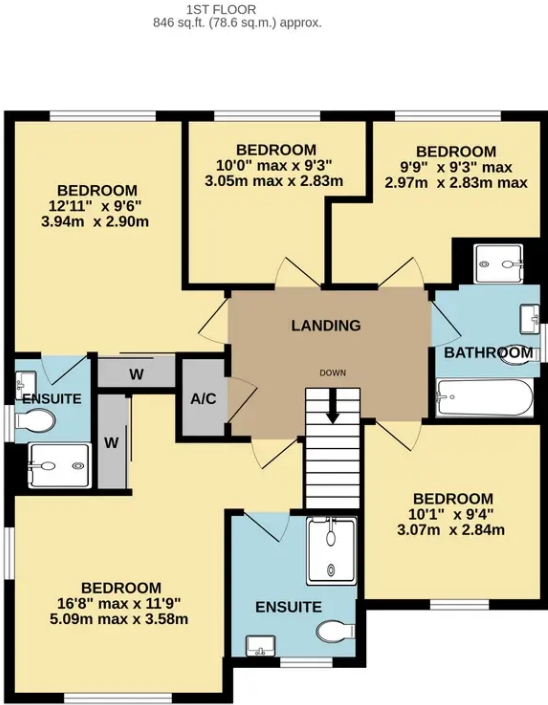
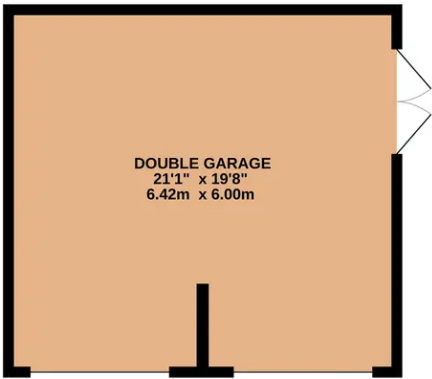
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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DOUBLE GARAGE
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 2125 sq.ft. (197.4 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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