



9 Merlin Close, Bishops Waltham - SO32 1LY

In Excess of £400,000

WHITE & GUARD

9 Merlin Close

Bishops Waltham, Southampton

Set within a quiet cul-de-sac and within walking distance to Bishops Waltham Town centre, this four bedroom detached home benefits from having a garage, driveway and well maintained accommodation throughout. Across the ground floor is a well proportioned lounge, fitted kitchen opening to an adjacent dining room and a ground floor WC. On the first floor are four bedrooms and a separate family bathroom. Externally the home has a pleasant rear garden with side pedestrian access.

LOCATION

The property is just a short distance from Bishops Waltham's centre which offers a broad range of local shops, boutiques, restaurants and amenities; including a post office, several pubs, a doctor's surgery and regular bus services. There are also many beautiful walks and bridle paths close by. The neighbouring village of Botley is only minutes away and provides a mainline railway station with both Winchester City Centre and Southampton Airport being just under half an hour away. All main motorway access routes are also within easy reach.

- WINCHESTER COUNCIL BAND D
- EPC RATING D
- FOUR BEDROOM DETACHED HOME
- WITHIN WALKING DISTANCE TO BISHOPS WALTHAM TOWN CENTRE
- LIVING ROOM
- DINING ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES
- GARAGE





WHITE & GUARD

INSIDE

A glazed front door opens into the entrance hall, which has stairs leading to the first floor and doors lead to the principal living accommodation. To your left hand side is a conveniently placed cloakroom with WC and wall mounted wash hand basin. The living room has an ornate fireplace, radiator to one wall and a feature box bay window overlooks the front lawn. Set at the rear of the property is the family / dining room which has two sets of double glazed French doors opening onto the rear garden, an arch leads into the kitchen which comprises a range of matching wall and base level work units with tiled work surfaces over, which incorporate an inset stainless steel sink and drainer, gas hob, electric oven and integrated fridge. The first floor landing has an airing cupboard and access to the loft space. The master bedroom has a box bay window to the front aspect, a double tiled wardrobe and stills allow space for a freestanding bedroom furniture. Bedrooms two and three are also both well proportioned double rooms and benefiting from tiled wardrobes. The fourth bedroom is a single room, with a tiled over stairs cupboard and set at the front of the property. The family bathroom comprises a panel enclosed bath with electric shower over, WC and pedestal wash hand basin.

OUTSIDE

Externally, a dropped kerb provides access to a good size driveway, that in turn leads to a garage which can be accessed via double doors. The garage itself has power and lighting, a wall mounted boiler and space and plumbing for a washing machine. The front garden is a good size and is predominantly laid to lawn. The private rear garden has patio terrace which extends to an area laid to lawn and has a good range of mature shrubs and trees.



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SERVICES:

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

Broadband ; Standard Broadband Up to 24 Mbps download speed Up to 1 Mbps upload speed. This is based on information provided by Openreach.

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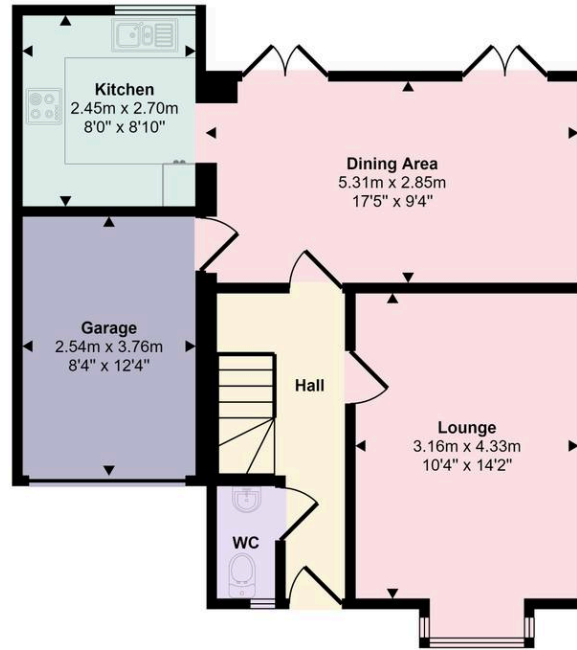
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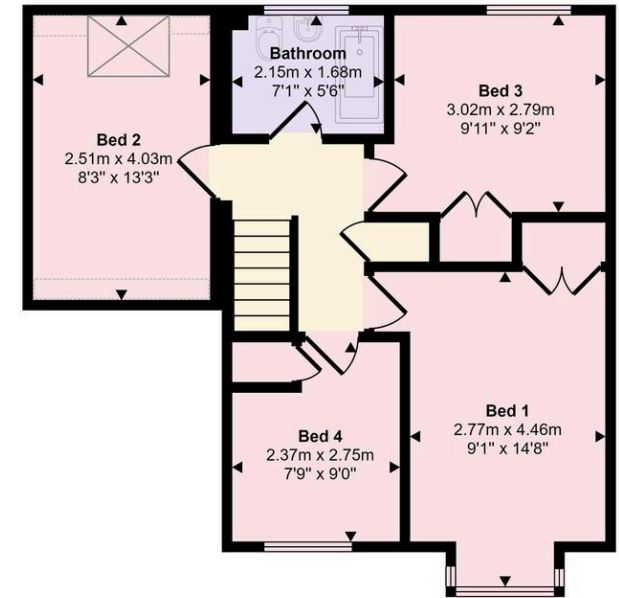
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Approx Gross Internal Area
109 sq m / 1171 sq ft



Ground Floor
Approx 57 sq m / 615 sq ft



First Floor
Approx 52 sq m / 556 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.