



23 Merlin Close, Bishops Waltham - SO32 1LY
£465,000

WHITE & GUARD

23 Merlin Close

Bishops Waltham, Southampton

INTRODUCTION

Set towards the end of cul de sac and within easy walking distance of the village centre, this lovely home offers any growing family thoughtfully laid out accommodation and also comes with a mature good size garden. An early viewing is a must.

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 C
- FOUR BEDROOM DETACHED FAMILY HOME
- MODERN FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- DRIVEWAY PROVIDING AMPLE PARKING





INSIDE

The house is approached by a pathway leading to the double-glazed front door which then leads directly through to the entrance hall. A staircase to one side leads to the first floor, there is then under stairs storage cupboards and stylish bamboo wooden flooring that continues through to the sitting room and family room. A further door from the hall then leads through to a modern downstairs cloakroom. The sitting room has a bay window to the front with inset window seat and cupboards below, there is also TV and various power points, along with an opening to one end of the room that leads through to a family room that was formerly a dining room which the owners now use as a TV room. French doors from one end of this room then lead to the patio area. The kitchen and the heart of the house then has to be the thoughtfully designed dining room which also has a utility area to one end (formerly the garage). The kitchen itself is fitted with a matching range of wall and base units, has oak worktops, butler sink unit and appliances that include a double range style cooker, dishwasher and built in fridge and freezer. An opening to one side of this room then leads through to a beautiful light and airy dining room which also has double glazed door leading to the garden. Towards one end of the room is a fitted worktop with appliance space below.

On the first floor landing there is access to the loft, an airing cupboard and a door to one side leading to the master bedroom. This room has a bay window to the front, double wardrobe and TV point. Bedroom two, also has fitted wardrobes, is a double room and overlooks the rear garden, as is bedroom three, which has a Velux window to the rear. Bedroom four, has a window to the front, a fitted cupboard to one wall and it currently used as a home office by the vendors. The family bathroom has been fitted with a modern suite comprising of a panel enclosed bath with shower over, matching wash hand basin and low-level WC, there is also a heated towel rail and complimentary tiling.



To the front of the property the garden is part laid to lawn with planted borders with a driveway to the side providing ample parking. The rear garden is both mature and a good size as well as benefits from two patio areas, a shed and greenhouse. Although the garden is mainly laid to lawn it also been selectively planted with a range of mature flower, trees and shrubs. There is also an additional shed that runs along the side of the house that provides useful storage.

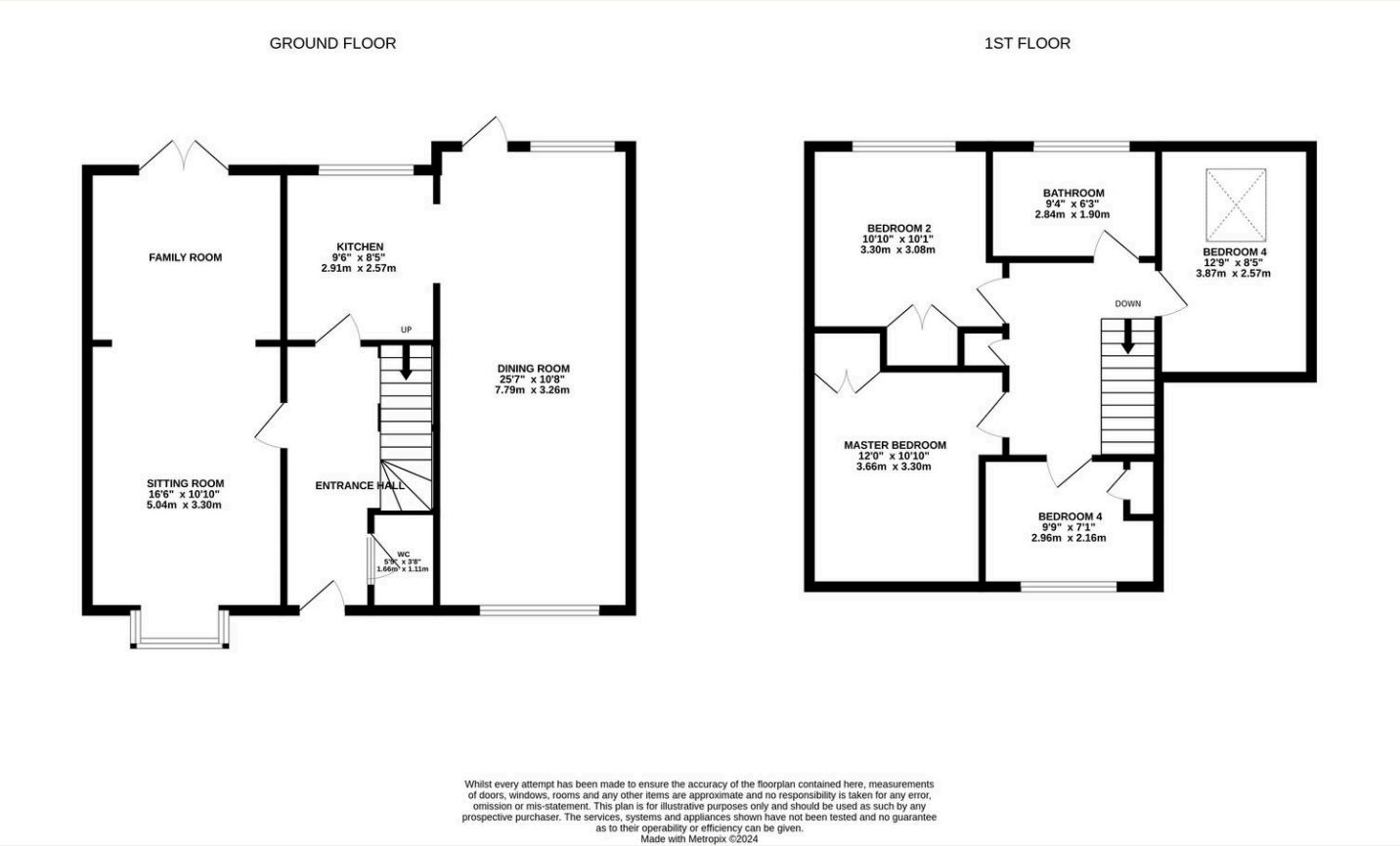
SERVICES:

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

Broadband : Superfast Fibre Broadband 35-54 Mbps download speed 6 - 8 Mbps upload speed. This is based on information is provided by Openreach

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.



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