



28 Clover Way, Bishops Waltham - SO32 1SW
£475,000

WHITE & GUARD

28 Clover Way

Bishops Waltham, Southampton

INTRODUCTION

This exceptionally well-maintained semi-detached home located in Bishops Waltham is positioned within in a quiet modern development benefiting from surrounding open green space to enjoy. Constructed in 2022, this Bargate Homes built property provides all the benefits of buying a “new home”. Offering spacious and well-appointed accommodation which includes a kitchen dining room with feature bay, living room, ground floor WC and utility. Across the first floor are three double bedrooms with an en-suite and family bathroom, while externally there is a good size rear garden, garage and driveway parking.

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 C
- EPC RATING B
- FREEHOLD
- NHBC WARRENTY WITH REMAINING 7 YEARS
- KITCHEN DINING
- LIVING ROOM
- THREE DOUBLE BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- GARAGE AND DRIVEWAY





INSIDE

A lawned front garden and path lead to the front door which opens into the entrance hall, stairs lead to the first floor and useful storage and utility cupboards can be found. A convenient ground floor cloakroom can be found off the hallway and internal doors lead to the remaining ground floor accommodation. The spacious and fully furnished kitchen dining room features a good range of wall and base level units with oak effect countertops, housing an inset stainless steel sink and drainer alongside a gas hob with an extractor hood above. Equipped with a comprehensive set of built-in appliances including a double electric oven, fridge freezer, and dishwasher, this room seamlessly transitions into the dining area. The dual aspect dining area has a light and airy feel, with double glazed French doors at the rear and a distinctive bay window on one side. The well-proportioned living room benefits from double glazed French doors opening onto the rear garden.

The first floor landing has access to the loft space and a fitted storage cupboard. The master bedroom is set at the rear of the property and has fitted wardrobes with mirrored sliding doors and further space for freestanding bedroom furniture. The well-appointed en-suite has an enclosed mains shower cubicle with rainfall shower head, WC, wash hand basin and heated towel rail. Bedroom two also features fitted wardrobes, while the third bedroom provides space for freestanding bedroom furnishings. A family bathroom comprises a panel enclosed bath with shower over and fitted glass shower screen, WC, wash hand basin and heated towel rail, the room benefits from attractive tiling and a feature diamond shaped window.



OUTSIDE

Enclosed by a private retaining brick wall to the rear and one side the garden provides a generous patio terrace which extends to a well maintained lawn and a garden gate to the rear gives access to the both the garage and driveway. The single brick built garage is accessed via an up and over door, has power and lighting and overhead storage within the roof pitch. In front of the garage is a block paved driveway allowing parking for approximately one vehicle.

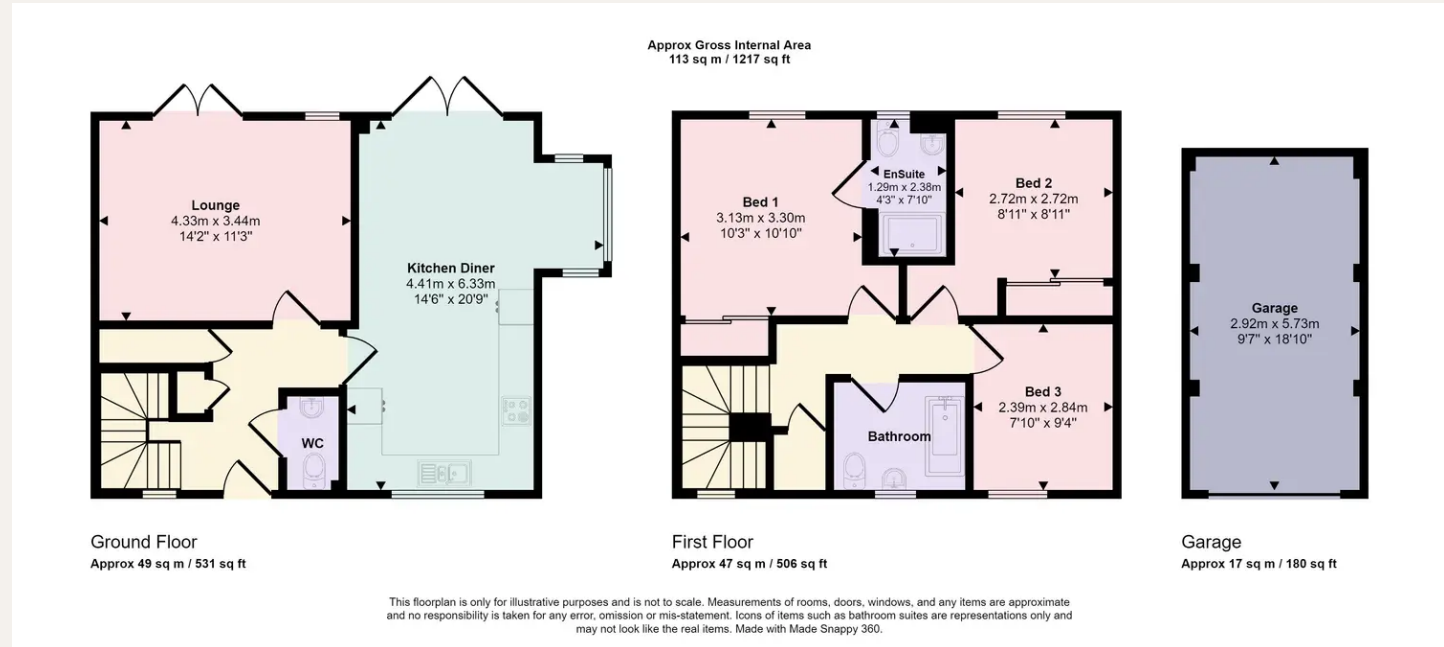
SERVICES:

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

Boardband ; Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information 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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