



17 The Sawmills, Durley - SO32 2EH
£375,000

WHITE & GUARD

17 The Sawmills

Durley, Southampton

INTRODUCTION

Available for sale with no forward chain, this beautifully presented three bedroom terraced home is set within the very heart of the popular village of Durley. Located in a quite mews style development the property offers spacious accommodation which showcases a stunning re-fitted kitchen dining room in addition to a well-appointed living room and ground floor cloakroom. On the first floor there are three well-proportioned bedrooms, master with en-suite and a family bathroom. Externally the property benefits a private rear garden, off road parking in the form of a car port and allocated space.

LOCATION

The village of Durley benefits from a popular primary school, church and two well-renowned public houses. The village is also conveniently situated close to the pretty market town of Bishop's Waltham which has a broad range of shops and amenities, is close to the neighbouring village of Botley which has a mainline railway station, with both Winchester and Southampton Airport also being just under half an hour away in addition to all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- FREEHOLD
- NO FORWARD CHAIN
- HEART OF THE VILLAGE
- REFITTED KITCHEN /DINING ROOM
- ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN
- CAR PORT PLUS AN ALLOCATED SPACE



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INSIDE

The property is approached via a pathway leading to the composite front door. The front door opens through to the welcoming entrance hall where there are stairs to the first floor and doors leading through to the lounge and cloakroom. The lounge is a well-proportioned, bright and airy room with a window to the front aspect and a door that leads through to the kitchen/diner. The recently re-fitted kitchen/diner has a window overlooking the rear garden and has been fitted with a range of white gloss wall and base units and fitted marble effect work surfaces over which incorporate an inset sink, induction hob with cooker hood over, electric oven and grill. Further integrated appliances include a fridge freezer, washing machine and dishwasher. The kitchen can accommodate a good size dining table and has French doors leading out to the rear garden along with understairs storage cupboard. The stylish cloakroom has been fitted with a low-level WC, wash hand basin with feature tap and a heated towel rail.

On the first floor landing there are doors leading to all three bedrooms and the family bathroom along with access to the loft. The master bedroom has a window overlooking the front of the property, a built-in wardrobe and a door leading through to the en-suite. The en-suite comprises of a walk-in shower, wash hand basin, low level WC and complimentary tiling. Bedroom two is a good size double room, has a window to the rear of the property and also benefits from a built-in wardrobe, whilst bedroom three overlooks the front of the property and allows space for freestanding bedroom furniture. The family bathroom suite comprises of a panel enclosed bath with shower over, pedestal wash hand basin and low level WC.



OUTSIDE

To the front of the there is an allocated parking found outside the property and a separate car port, as well as additional visitor parking areas. The low maintenance rear garden has a patio seating area extending from the rear of the house with a wooden pergola, which in turn leads to area laid to shingle and a garden shed can be found to the rear.

SERVICES:

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

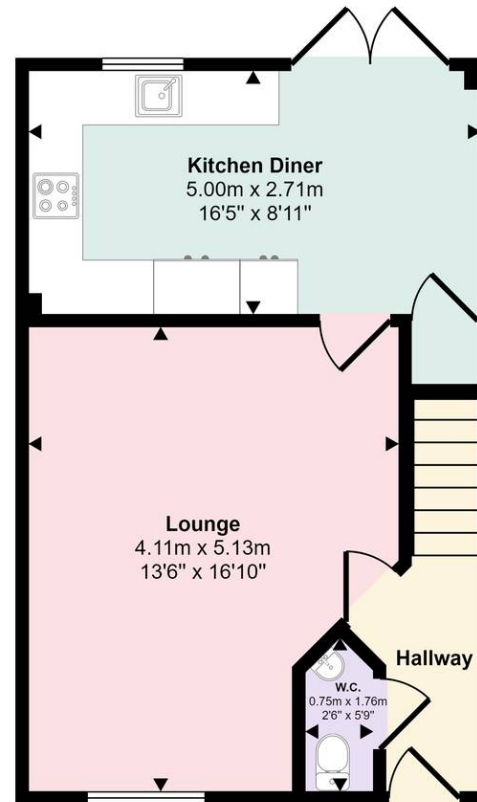
Broadband : Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed

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.

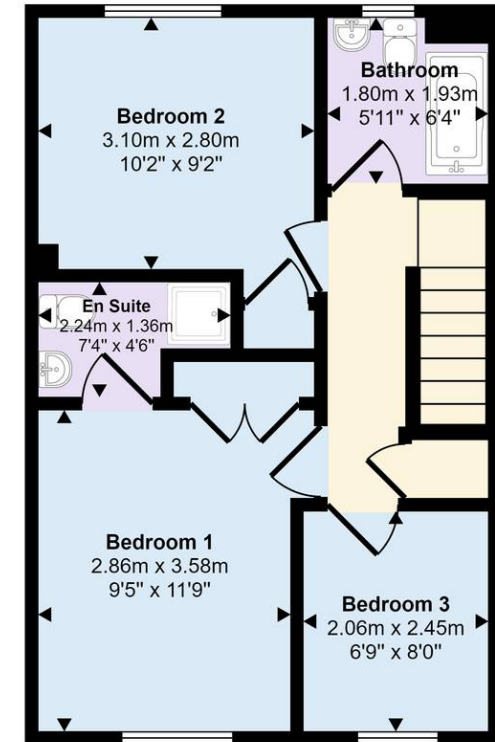


Approx Gross Internal Area
81 sq m / 874 sq ft



Ground Floor

Approx 40 sq m / 436 sq ft



First Floor

Approx 41 sq m / 438 sq ft

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.

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