



153 Wallace Avenue, Botley - SO32 2RQ  
£535,000

WHITE & GUARD

# 153 Wallace Avenue

Botley, Southampton

## INTRODUCTION

A brand new family home set on the edge of the picturesque village of Botley and on the edge of the river Hamble. Formerly the show home for the development, this beautiful 4 bedroom family home has been finished to an exemplary standard and offers both space and versatility for any growing family. Upon entering you are greeted by an inviting entrance hall from which doors then lead through to a modern cloakroom, study and sitting room with the heart of the house then being the spacious kitchen/breakfast/family room. On the first floor there are then 4 generously proportioned bedrooms, the master of which is ensuite and modern family bathroom. Externally the property comes with a detached garage, driveway and attractive rear garden, complete with both paved and shingled seating areas.

## LOCATION

Situated between Botley and the pretty market town of Bishops Waltham, the village has own Primary School, local community centre in addition to sports facilities along with close links for easy access onto the M27, M3, A3 and A27. Neighbouring Botley also has a mainline railway station providing access to the South Coast and London Waterloo.

- WINCHESTER COUNCIL BAND TBC
- EPC RATING B
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- NEW BUILD & FORMERLY THE SHOW HOME
- SPACIOUS KITCHEN/BREAKFAST FAMILY ROOM
- ENSUITE TO MASTER BEDROOM
- DETACHED GARAGE
- DRIVEWAY PROVIDING OFF ROAD PARKING
- ATTRACTIVE REAR GARDEN





## INSIDE

The house is approached via a pathway leading to a double glazed door that takes you directly through the inviting entrance hall. From the hall there are stairs to the first floor, an understairs cupboard, stylish light wood effect flooring, with doors then leading through to a modern cloakroom, study, which is a lovely bright room overlooking the front and sitting room. This room also overlooks the front and also has a window to the side along and is an exceptionally well proportioned room. The heart of the house then has to be the beautiful 25ft kitchen/breakfast/family room which has both a double glazed window and a set of bi-folding doors through to the rear garden. The kitchen itself is fitted with a range of matching wall and base units and also has a fitted breakfast bar to one side. There are then a range of appliances including a double oven and gas hob, dishwasher, fridge and freezer. The room also has a ceramic tiled flooring and spotlights.

On the first floor landing there is double width airing cupboard and access to the left. The master bedroom has a window to the front that overlooks the village green and has a dressing are with fitted wardrobes to one side. A door then leads through to the ensuite that has been fitted with a double width shower cubicle, floating wash hand basin and low level WC, along with heated towel rail, full complimentary tiling and spotlights. Bedroom two, which is also a double room has a window to the front, whilst bedrooms three and four both of which are good size rooms, overlook the rear garden. The family bathroom has a fitted with a bath with shower, wash and basin and low level WC, there is a heated towel rail complementary tiling and spotlights.



## OUTSIDE

To the front of the house there is a driveway leading up to the detached garage with the rear garden having been completely landscaped with two patio/seating areas, lawn and selectively planted borders.

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. This is based on information provided by Openreach

Service charges £221.06 per year

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