



9 The Sawmills, Durley - SO32 2EH

In Excess of £350,000

WHITE & GUARD

9 The Sawmills

Durley, Southampton

INTRODUCTION

Positioned within a modern cul-de-sac in quiet part of Durley is this well presented and extended end of terrace house with a car port and allocated parking space. Offering excellent ground floor accommodation that includes a living room, kitchen breakfast room, dining conservatory, ground floor cloakroom and a play room / study area. Across the first floor are three well-proportioned bedrooms, serviced by an en-suite shower room and family bathroom, while externally the property benefits from secluded side and rear gardens.

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.

- KITCHEN BREKAFAST ROOM
- LOUNGE, DINING ROOM & STUDY / PLAYROOM
- EN-SUITE, FAMILY BATHROOM AND CLOAKROOM
- FREEHOLD
- EPC RATING D
- WINCHESTER COUNCIL BAND C





INSIDE

A front door opens into a tiled entrance hall, where stairs lead to the first floor and there is a conveniently located ground floor WC. The principal living space is in the form of a well-proportioned lounge set at the front of the house, which has been laid to wood effect flooring and a feature gas fire with surround. Positioned across the rear is the kitchen breakfast room which comprises a range of matching wall and base level work units with fitted work surfaces over which incorporate an inset sink and drainer, gas hob and electric oven. Space and plumbing is provided for a washing machine, dishwasher and fridge freezer. A double glazed door to the rear opens to the garden while a panel glazed internal door leads through to the dining conservatory. Acting as an excellent addition to the living space, this lovely bright room has double glazed windows to one side and a double glazed door opens to the garden. While access is gained externally, there is a single storey extension to the rear which would act perfectly as a home working office or playroom.

The first floor landing provides access to the loft space, has a fitted airing cupboard and double glazed window to the side aspect. The master bedroom is a good size double room and allows space for freestanding bedroom furniture and has an adjoining en-suite which comprises an enclosed shower cubicle, wash hand basin and WC. Bedroom two, also a double room has a fitted cupboard and also allows ample space for wardrobes. Bedroom three is a well proportioned single room, while the first floor accommodation is completed by the family bathroom suite that has a panel enclosed bath with shower over, pedestal wash hand basin, WC and a radiator to one wall. Externally the property provides excellent parking options which includes a car port directly next to the house plus one further allocated parking space. Enclosed by a retaining brick wall the private gardens wrap around the side and rear of the house and are laid to both patio and lawn. A garden gate provides pedestrian access to the front of the house.



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 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

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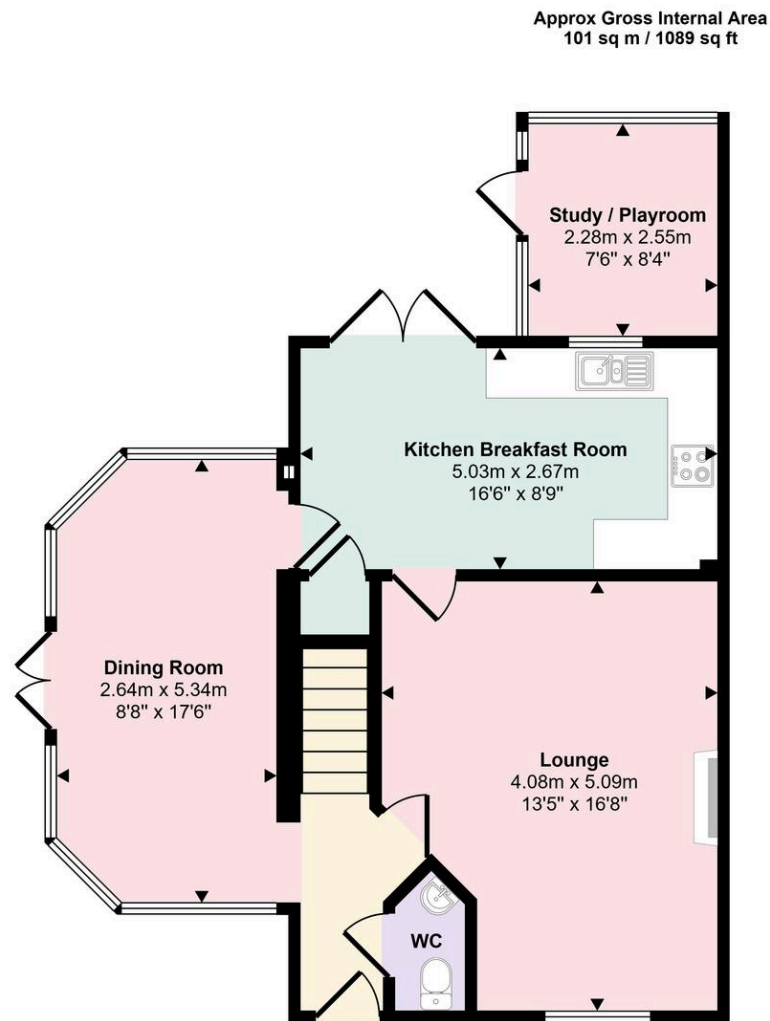
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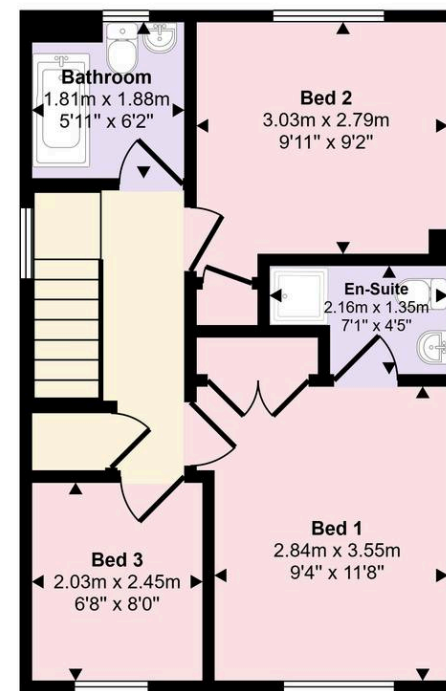
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Disclaimer

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Ground Floor
Approx 61 sq m / 659 sq ft



First Floor
Approx 40 sq m / 430 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.