



5 Larkspur Close, Swanmore - SO32 2RE

In Excess of £425,000

WHITE & GUARD

5 Larkspur Close

Swanmore, Southampton

INTRODUCTION

Situated within easy reach of both Swanmore College and Swanmore Primary School this three bedrooms detached home is offered for sale with a complete chain. Positioned along a private driveway the property provides ground floor accommodation which includes a spacious lounge, dining room, attractive fitted kitchen with an adjoining utility room and a cloakroom. Across the first floor are three well proportioned bedrooms with an en-suite to the master and family bathroom. Externally the house boasts a garage and driveway and secluded rear garden which backs onto Swanmore recreation ground.

LOCATION

Swanmore is a popular location with superb schools and amenities. Swanmore is ideally placed to enjoy all that South Coast has to offer from its beautiful countryside and coastline to its traditional villages, towns and cities. Winchester, Southampton and Portsmouth are all a short drive away with easy access to all the motorway links

- WINCHESTER COUNCIL BAND E
- EPC RATING D
- FREEHOLD
- THREE BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY
- SECLUDED REAR GARDEN





WHITE & GUARD

INSIDE

A front door opens into a well presented entrance hall which has been laid to engineered oak flooring, has stairs leading to the first floor and doors lead to the principal ground floor accommodation. A conveniently located cloakroom can be found off the hallway which offers a wash hand basin and WC. The living room is set at the front of the house and has a feature box bay window, a feature gas fire and is laid to oak wood flooring. An oak framed double width doorway leads through to a dedicated dining room which has double glazed French doors that open onto the garden, while an internal oak door to one side opens to the kitchen. The attractive kitchen has a range of matching wall and base level work units with fitted oak work surfaces over which incorporate an inset stainless steel sink and drainer and offers space for a cooker, space and plumbing for both a washing machine and dishwasher. The room extends to the utility area which has a wall mounted gas boiler, space for an American style fridge freezer and doors opening to the garden and garage.

The first floor landing has a fitted airing cupboard and access to the loft space. The master bedroom is set at the rear of the property overlooking the mature rear garden and Swanmore recreation ground beyond. Offered with a good range of fitted wardrobes this good size double room benefits from an adjoining en-suite, which comprises an enclosed shower cubicle, WC and pedestal wash hand basin. Bedroom two also a well proportioned double room allows plenty of space for freestanding bedroom furniture, while the third bedroom is a good size single room with fitted storage. Completing the first floor accommodation is a well-appointed family bathroom suite with panel enclosed bath, WC, wash hand basin and tiling to the principal areas.

OUTSIDE

Externally the property has a driveway which in turn leads to an attached single garage that can be accessed via an up and over door. The enclosed rear garden is set within a secluded position and enjoys visits from an array of wildlife and birds. Presented with a range of mature and established trees and shrubs, the garden also has a lovely "summer house" with power and could operate perfectly as a home office.



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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 - Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach.

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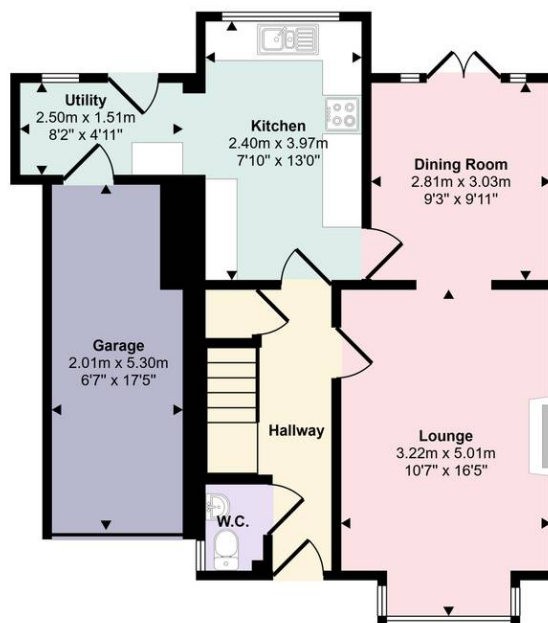
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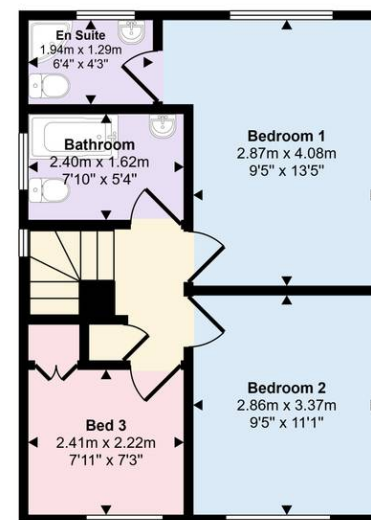
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



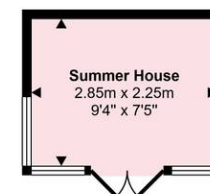
Approx Gross Internal Area
109 sq m / 1168 sq ft



Ground Floor
Approx 61 sq m / 655 sq ft



First Floor
Approx 41 sq m / 444 sq ft



Outbuilding
Approx 6 sq m / 69 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.