



16 The Sawmills, Durley - SO32 2EH

Offers in excess of £325,000

WHITE & GUARD

16 The Sawmills

Durley, Southampton

INTRODUCTION

A beautifully appointed three bedroom house located in a quiet and popular location within Durley. Boasting three car parking spaces which includes two allocated spaces and a car port with EV charging point. The property benefits from having a re-fitted kitchen and en-suite shower room. Further accommodation includes a 16ft7 living room, ground floor WC, three well proportioned bedrooms and a family bathroom. To the outside there is a sunny enclosed rear garden.

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 BAND C
- EPC ORDERED
- FREEHOLD
- THREE BEDROOM TERRACED HOME
- REFITTED KITCHEN
- ENSUITE TO THE MASTER BEDROOM
- TWO ALLOCATED PARKING SPACES & ADDITIONAL CAR PORT
- EV CHARGING POINT
- SUNNY ENCLOSED REAR GARDEN





INSIDE

A front door opens into a well presented entrance hall, which is laid to oak flooring and stairs lead to the first floor. A door to your left-hand side opens into a conveniently located cloakroom that comprises a WC and wash hand basin. The well-presented living room has a double glazed window to the front aspect and a door to the rear extends into the kitchen dining room. Set across the back of the house, the re-fitted modern kitchen comprises a matching range of wall and base level work units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, induction hob and electric oven. Space and plumbing is provided for a washing machine, dishwasher and fridge freezer. The room allows space for a dining table and chairs, has a purposeful understairs storage cupboard and double glazed French doors open to the garden.

The first floor landing provides access to loft space, while doors lead to the principal accommodation. A well presented master bedroom is located at the front of the house and benefits from a double fitted wardrobe and allows space for further freestanding furniture. Furthermore, a re-fitted en-suite shower room provides an enclosed mains shower cubicle, an inset wash hand basin and WC. The room is completed with tiled flooring and a mirrored chrome heated towel rail. Bedroom two, also a well-proportioned double room has a fitted storage cupboard and a double glazed window overlooking the rear garden, while the third bedroom is a good size single room which allows for freestanding furniture. Completing the first floor space is a family bathroom suite which includes a panel enclosed bath, with shower over and a fitted tri-folding shower screen, an inset wash hand basin, WC and heated towel rail.

OUTSIDE

To the outside, the property showcases an excellent range of dedicated parking which consists of an allocated space found directly outside of the house, a further allocated space at the end of terrace of houses as well as a car port. A sunny enclosed rear garden has a patio seating terrace extending from the back of the house and in turn leads to a lawned area, which incorporates a raised bed with retaining sleepers and a garden shed 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 : 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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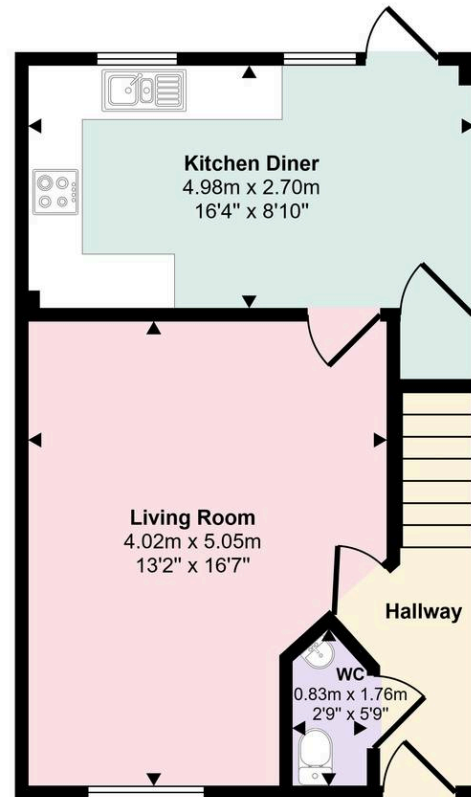
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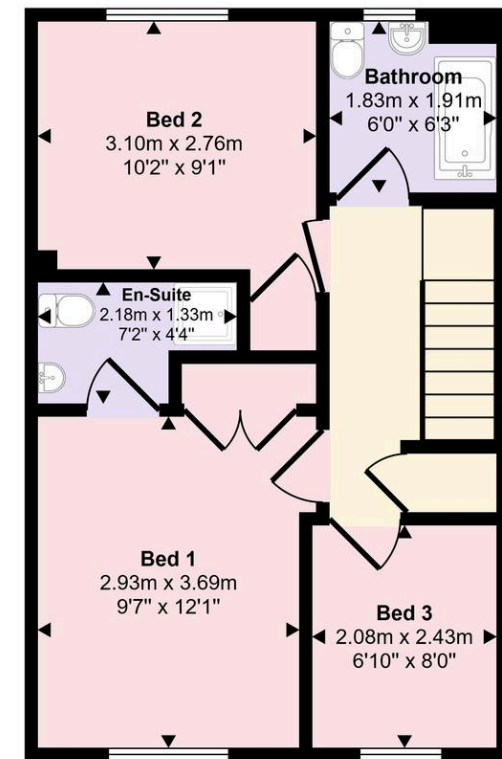
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**Approx Gross Internal Area
81 sq m / 874 sq ft**



Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 41 sq m / 445 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.