



## 17, Denbigh Close, Boyatt Wood, Eastleigh, SO50 4QN Reduced To £375,000

JUST REDUCED IN PRICE... A well presented 3 bedroom detached house located within a cul de sac and set in very peaceful gardens backing onto woodland. Entrance hall, cloakroom, comfortable 23ft lounge/dining room with glazed doors to the rear conservatory, fitted wood kitchen, 3 bedrooms and a white three piece bathroom suite. Gas central heating is installed and double glazing. A driveway provides off road parking and leads to a garage.

The property is accessed from the road via a dropped kerb onto an area of off road parking for several vehicles. A upvc door with two obscure double glazed panels opens to

## To the Front

External utility meters, courtesy light

## Entrance Hallway

Smooth plastered ceiling, ceiling light point, dado rail, single panel radiator, laminate floor covering.

Staircase leading to the first floor landing.

## Cloakroom

Textured ceiling, ceiling light point, upvc obscure double glazed window to the front aspect, single panel radiator.

Fitted with a two piece suite comprising, wall mounted wash hand basin with splashback tiling and a low level wc.

## Kitchen 9'10" x 8'7" (3.02 x 2.63)

Smooth plastered ceiling, ceiling light point, upvc double glazed window overlooking the conservatory and a upvc door with obscure glazed panel giving access to the conservatory.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Stainless steel hob, four burner hob with extractor hood over. Low level oven. Space and plumbing for an automatic washing machine. Integrated fridge and freezer. Ceramic glazed splashback tiling. Composite sink with drainer and mixer tap.



## Conservatory 18'6" x 10'1" (5.64 x 3.09)

Constructed of low level walling with upvc double glazing over and a polycarbonate roof. Double panel radiator, ceramic glazed tiled flooring. Two wall light points and a provision of power points.

A pair of upvc double glazed doors leads through to the lounge, a wooden glazed door to the garage and a pair of double doors open to the garden.



## Lounge / Diner 23'1" x 11'9" narrowing to 9'2" (7.05 x 3.59 narrowing to 2.80)

Textured ceiling, coving, two ceiling light points, two upvc double glazed windows to the front aspect, two double panel radiators, provision of power points and a television point.

From here a pair of upvc double glazed doors lead to the conservatory.



## First Floor

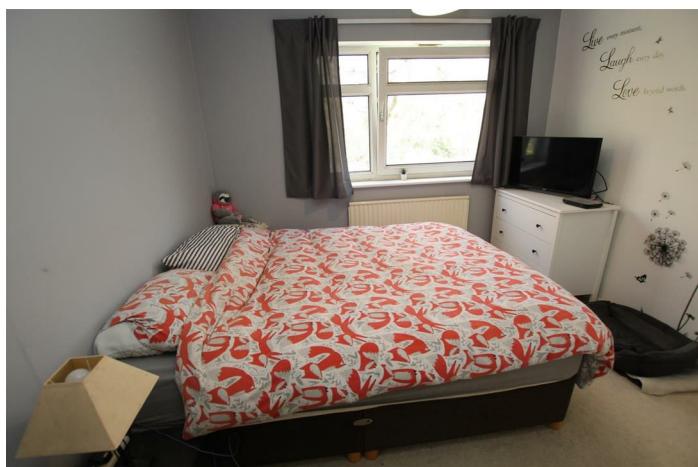
The landing has a textured ceiling, ceiling light point, upvc double glazed window to the side aspect.

An airing cupboard opens housing a Worcester Bosch combination boiler.

All doors are of a six panel design.

## Bedroom 1 11'1" x 10'0" (3.38 x 3.05)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



## Bedroom 2 11'10" x 11'11" (3.63 x 3.65)

Textured ceiling, ceiling light point, upvc double glazed window to the front and side aspect. Single panel radiator and a provision of power points.



### Bedroom 3 8'1" x 8'1" (2.47 x 2.47)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



### Family Bathroom 6'3" x 6'0" (1.91 x 1.84)

Fitted with a three piece suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc with dual push flush. Double shower enclosure with glass screen and thermostatic shower valves within. Tiled to full height in a ceramic glazed tiled. Linoleum floor covering.

Smooth plastered ceiling, six LED downlighters, upvc obscure double glazed window to the side aspect, heated towel rail.



### Rear Garden

The rear garden is principally laid to lawn with an area of decking and patio to the rear with a pergola over.

The garden has pleasant views backing onto an area of wooded copse.



### Garage 17'9" x 8'3" (5.42 x 2.53)

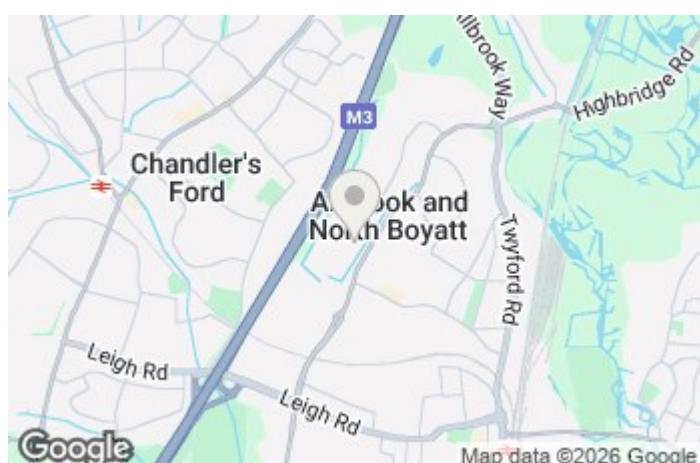
Accessed via a metal up and over door.

Provision of power points, light point. Wooden single glazed window to the rear aspect.

### Council Tax Band D

#### Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	