



23 Wren Gardens, Alderholt

Guide Price **£475,000**



23 Wren Gardens

Alderholt, Fordingbridge

Spacious four bedroom detached home with open plan family living, versatile reception rooms, en suite, garage, driveway parking, and a private garden designed for relaxing and entertaining.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious open plan dining and family room
- Separate living room with westerly facing bay window
- Versatile playroom, home office or snug
- Kitchen with adjoining utility room
- En suite to the principal bedroom
- Family shower room and ground floor cloakroom
- Landscaped rear garden with patio and decked seating area
- Single garage with power and lighting
- Block paved driveway providing off road parking for two vehicles
- Four bedroom detached family home





Spacious four-bedroom detached family home

Situated in a popular residential location, this well presented four-bedroom detached home provides spacious and versatile accommodation, with generous reception areas, a sociable kitchen and an attractive private rear garden.

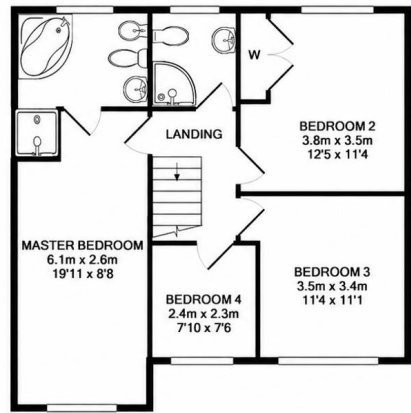
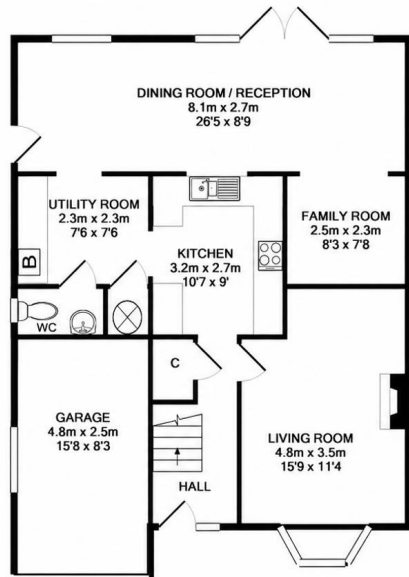
The welcoming entrance hall leads to the principal ground floor rooms, including the front-facing living room, which features an electric fireplace and westerly facing box bay window, providing good natural light and afternoon and evening sunshine.

To the rear, the kitchen is well equipped with a range-style cooker and opens into the impressive open-plan dining and family room. This bright and spacious area forms the heart of the home, with French doors and windows overlooking the garden and providing an excellent connection between the indoor and outdoor spaces. A further reception room, currently used as a playroom, offers useful flexibility as a home office, snug or additional sitting room. The kitchen is complemented by a separate utility room and cloakroom.

On the first floor are four bedrooms, three of which are doubles. Bedroom one benefits from fitted furniture, two built-in double wardrobes and an en suite bathroom, while bedroom two has a built-in wardrobe. Bedroom four is currently used as a home office. A family shower room completes the accommodation.

Outside, the rear garden combines paved patio, lawn, established flower and shrub borders and a raised decked seating area, providing good space for outdoor dining and relaxation. Side access leads to the front, where a block-paved driveway provides parking for two vehicles and access to the single garage, which has power and lighting.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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