



219 Segensworth Road, Titchfield Park, PO15 5EL

Asking Price £520,000



Segensworth Road |
Titchfield Park | PO15 5EL
Asking Price £520,000

W&W are extremely delighted to offer this beautiful '2023' built three bedroom detached bungalow sat on a development made up of only two bungalows. The property boasts three bedrooms, impressively sized open plan kitchen/dining/living room, family bathroom & en-suite shower room to the main bedroom. The property also benefits from 'in our opinion' a truly impressive plot for a new build bungalow with rear garden as well as allocated parking for several vehicles.

Segensworth Road is situated with the amenities of Locks Heath & Whiteley Shopping Centres within easy reach, as well as those of Park Gate which are a 25 minute walk away. Excellent transport links including A27, M27 & Swanwick train station are close by. The development is set approx. 100ft back from the main road and is surrounded by ancient woodland.





Stunning '2023' build three bedroom detached bungalow

Beautifully positioned plot enjoying 'in our opinion' a truly enviable woodlands location

Approx.100ft shared driveway leading to the two properties

The development consists of two bungalows & has been built to exceptionally high standards throughout

Welcoming entrance hall enjoying engineered oakwood flooring flowing through into the kitchen/dining/living room & built in storage cupboard

Impressively sized dual aspect kitchen/dining/living room enjoying aluminium bi-folding doors opening out onto the rear garden

Modern kitchen benefitting from quartz worktops & attractive two tone units

Integrated appliances include induction hob, oven, microwave, fridge/freezer & dishwasher

Utility room providing space/plumbing for washing machine

Main bedroom enjoying triple glazed windows & en-suite

Modern en-suite shower room comprising 'Hansgrohe' wash hand basin, double shower cubicle tray with rainfall shower head & full height 'Porcelanosa' tiled walls/flooring

Two additional bedrooms both benefitting from triple glazed windows

Modern bathroom comprising 'Hansgrohe' three piece white suite & attractive wall/floor tiling

Internal oak veneer doors throughout

Enclosed landscaped garden majority laid to lawn with patio terraced area perfect for alfresco dining

Shared driveway leading to three block paved allocated parking bays

The original developers have added in solar panels, triple glazing & air source heat pumps to make the homes as energy efficient as possible

10 Year new home building warranty with 8 years remaining

The property is of traditional brick build and is connected to mains drainage, water & electrics. The property enjoys underfloor heating via the air pump system

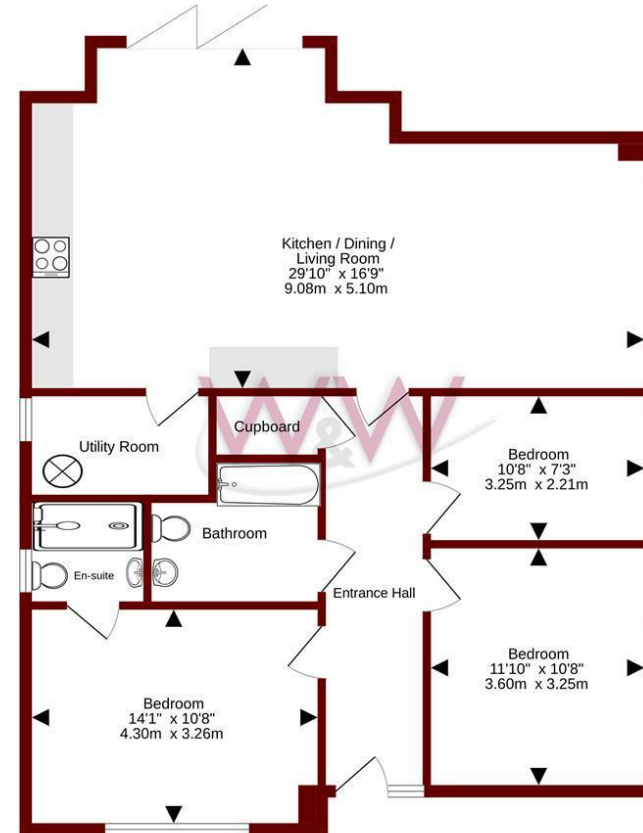
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 62026

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	78	78
	EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk