



WHITE & GUARD



16 Danube Drive
Swanwick
Southampton
SO31 1ER



16 Danube Drive

Offers In Excess Of £425,000

INTRODUCTION

Originally constructed by David Wilson Homes in 2012 and forming part of an intimate and stylish development, is this wonderfully presented townhouse - available for sale with no forward chain.

Located in Swanwick, the property is conveniently positioned within the school catchment area for both Sarisbury Primary and Brookfield Community Schools.

This immaculate property briefly comprises a stunning re-fitted kitchen/dining/lounge, a study and downstairs cloakroom.

To the first and second floors, a master bedroom with ensuite, lounge plus two further double bedrooms and a re-fitted shower room.

Additional benefits include a private rear garden, a garage and parking.



LOCATION

Swanwick boasts an enviable location, close to local schools, shops and amenities, just a short walk from the popular Swanwick Marina, Swanwick Lakes Nature Reserve and woodlands. The picturesque village of Hamble is also on its doorstep. With the popular shopping destinations of Whiteley and Locks Heath close by along with Holly Hill woodland park with its many walks and leisure complex. Southampton Airport and all main motorway access routes are within easy reach offering access to Southampton, Portsmouth, Winchester, Chichester, Guildford and London - via M27, M3 and A3.

INSIDE

A door to the front opens into a welcoming and well-presented entrance hall, where there is a fitted utility cupboard housing space and plumbing for a washing machine and the boiler. There is a radiator to one wall, stairs leading to the first floor and doors leading to the ground floor accommodation. To the front of the property, is a study which has a double glazed window to the front elevation and a radiator to one wall. The ground floor cloakroom has been re-fitted and comprises a wash hand basin, WC, a heated towel rail and tiled flooring. The kitchen/dining/lounge is set at the back of the property and is a beautiful open plan room which benefits from French doors to the rear and a double glazed bay window to the side aspect. The kitchen itself comprises a range of matching wall and base units with granite work surfaces and splash backs. There is an inset sink with brass effect mixer tap, inset NEFF induction hob and NEFF slide-and-hide electric oven with NEFF extractor hood. Integrated appliances include an AEG dishwasher, a fridge and freezer.



The first floor landing has a radiator to one wall and an airing cupboard which houses the hot water tank. Stairs lead to the second floor and an internal door to the rear opens into the living room, which has double glazed windows to the rear elevation and a radiator to one wall. The master bedroom, located at the front of the house, is a well-proportioned double room and has a radiator to one wall and fitted wardrobes. A door to one side leads through to the en-suite, which comprises an enclosed mains shower cubicle, pedestal wash hand basin, WC, shaver point and a heated towel rail.

The second floor plays host to bedrooms two and three, both of which are double bedrooms, along with a re-fitted shower room which has a walk-in mains shower with rainfall shower head, a surface mounted bowl sink with vanity unit under

and a WC. There is also a heated towel rail and an LED infinity mirror.

OUTSIDE

Externally, the property boasts an attractive landscaped rear garden which enjoys a sunny aspect. A decked terrace extends to an area laid to Indian sandstone paving and there is also a garden pond at the rear. The garden is enclosed via a brick wall and wood panel fencing, with a garden gate to one side which provides side access. In terms of parking, the property offers a garage with double doors to access and driveway parking for approximately two vehicles.

AGENTS NOTE:

Estate charges - £37.08 PCM, as advised by vendor.

