



Connells

St. Kilda Cottages New Road
Colden Common Winchester

St. Kilda Cottages New Road Colden Common Winchester SO21 1FH

for sale offers in excess of
£325,000



Property Description

Beautifully presented two double bedroom home with two allocated parking spaces, situated in the highly sought-after village of Colden Common. Offering stylish, modern accommodation throughout, this wonderful home is perfect for first-time buyers, professionals or those looking to downsize, all within easy reach of local amenities, schools and excellent transport links.

The welcoming entrance hall provides access to a convenient downstairs cloakroom before leading through to the contemporary fitted kitchen, complete with a range of integrated appliances.

To the rear of the property, the spacious lounge/dining room offers an ideal space for both relaxing and entertaining, with French doors opening onto the beautifully maintained rear garden, allowing plenty of natural light to fill the room.

Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a modern en-suite shower room.

A generous second double bedroom offers useful built-in storage, whilst the contemporary family bathroom completes the first-floor accommodation.

Outside, the enclosed rear garden has been thoughtfully designed with a combination of patio and lawn, creating the perfect space for outdoor dining and family enjoyment. A garden shed provides additional storage, and rear gated access leads directly to the two allocated parking spaces.

Entrance Hall

PVC door to front aspect. Built in cupboard under stairs.

Cloakroom

Double glazed window to front aspect. Toilet. Wash hand basin. Radiator. Tiled.

Lounge

Double glazed window to rear aspect. French doors to garden. Radiator. TV port.

Kitchen

Double glazed window to front aspect. Modern fitted kitchen with wall and base units. Neff hob with extractor hood and electric oven. Integral washer dryer and slimline dishwasher. Space for fridge freezer. Sink and drainer set into worktop. Worcester boiler 5-6 years old in cupboard.

Landing

Stairs from hall to landing. Radiator. Loft access - part boarded, insulated, ladder and light.

Bedroom 1

Double glazed window to rear access. Fitted double wardrobes. Radiator.

En-Suite

Double glazed window to side aspect. Shower cubicle. Wash hand basin. Toilet. Heated towel rail. Part tiled. Extractor fan.

Bedroom 2

Double glazed window to front aspect. Radiator. Built in storage over stairs. TV port.

Bathroom

Double glazed window to side aspect. Wash hand basin. Toilet. Bath with mixer taps. Part tiled. Extractor fan. Towel rail.

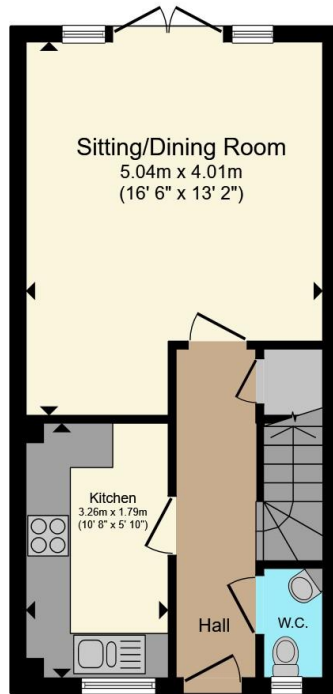
Outside

Front garden with paved path and shingle. Picket fence and gate.

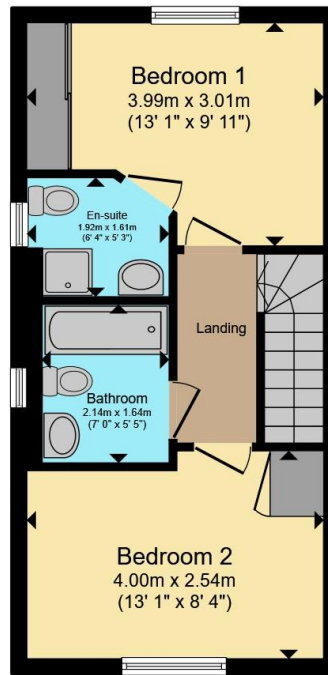
Rear garden with patio area and lawn. Wooden shed. Rear access.

Allocated parking for 2 cars at rear of property.





Ground Floor



First Floor

Total floor area 68.6 m² (738 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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19 Market Street
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EPC Rating: C Council Tax
Band: C

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Tenure: Freehold



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