



Connells

Denny Close
Fawley SOUTHAMPTON

Denny Close Fawley SOUTHAMPTON SO45 1BZ

for sale guide price
£325,000



Property Description

Denny Close is a well-presented and thoughtfully arranged family home offering modern interiors and practical living space throughout. The property is approached via a shingle driveway providing ample parking for multiple vehicles, alongside a covered parking area, timber fencing, and external shed storage.

Internally, the welcoming entrance hallway features LVT flooring, coving, inset lighting, a built-in cupboard, and stairs rising to the first floor. The stylish IKEA kitchen is fitted with an extensive range of wall, base, and drawer units with roll-top work surfaces, underlighting, integrated dishwasher, two-bowl sink, breakfast bar, and space for a large range-style oven and American-style fridge freezer. The adjoining dining room benefits from bifold doors opening onto the rear garden. The property further offers a utility room, cloakroom, four bedrooms, modern family bathroom, and first-floor landing with LVT flooring, loft hatch, and built-in cupboard housing a Worcester combi boiler. The loft is three-quarter boarded. Outside, the rear garden has been designed for low maintenance with AstroTurf, block paved pathways, enclosed fencing, and rear gated access.

cupboard, and staircase rising to the first floor. UPVC entrance door with double glazed inset window to the front aspect.

Kitchen

17' 7" x 13' 3" (5.36m x 4.04m)

A stylish IKEA fitted kitchen offering a comprehensive range of wall, base, and drawer units with roll-top work surfaces and under-cabinet lighting. Features include a two-bowl sink with mixer tap and drainer, integrated dishwasher, breakfast bar, localised tiling, inset lighting, and space for a large fridge freezer and range-style oven with extractor hood over. Archway leading through to the hallway.

Dining Room

11' 7" x 9' 1" (3.53m x 2.77m)

Positioned adjacent to the kitchen, the dining room benefits from continuation LVT flooring and provides excellent space for family dining and entertaining. Bifold doors open directly onto the rear garden, allowing plenty of natural light throughout.

Utility Room

Accessed via the dining room, the utility room provides space and plumbing for a washing machine, additional space for a tumble dryer, practical storage solutions, and lighting.

Hallway

A bright and welcoming entrance hallway featuring LVT flooring, decorative coving, inset ceiling lighting, built-in storage



Cloakroom

Modern cloakroom fitted with WC and hand wash basin inset into vanity storage. Complemented by localised tiling, heated towel rail, LVT flooring, and double glazed window to the side aspect.

Bedroom One

14' 1" x 9' 6" (4.29m x 2.90m)

A well-proportioned principal bedroom featuring LVT flooring and a double glazed window allowing for excellent natural light.

Bedroom Two

13' 5" x 8' 10" (4.09m x 2.69m)

A generous second bedroom with LVT flooring and double glazed window.

Bedroom Three

12' 9" x 7' 2" (3.89m x 2.18m)

A versatile third bedroom suitable for a child's bedroom, guest room, or home office, complete with LVT flooring and double glazed window.

Bedroom Four

8' 7" x 8' 2" (2.62m x 2.49m)

A practical fourth bedroom with LVT flooring and double glazed window, offering flexibility for a range of uses

Bathroom

Fitted with a bath and shower over, WC, and hand wash basin. Finished with localised tiled walls and serving the property with a practical modern layout.

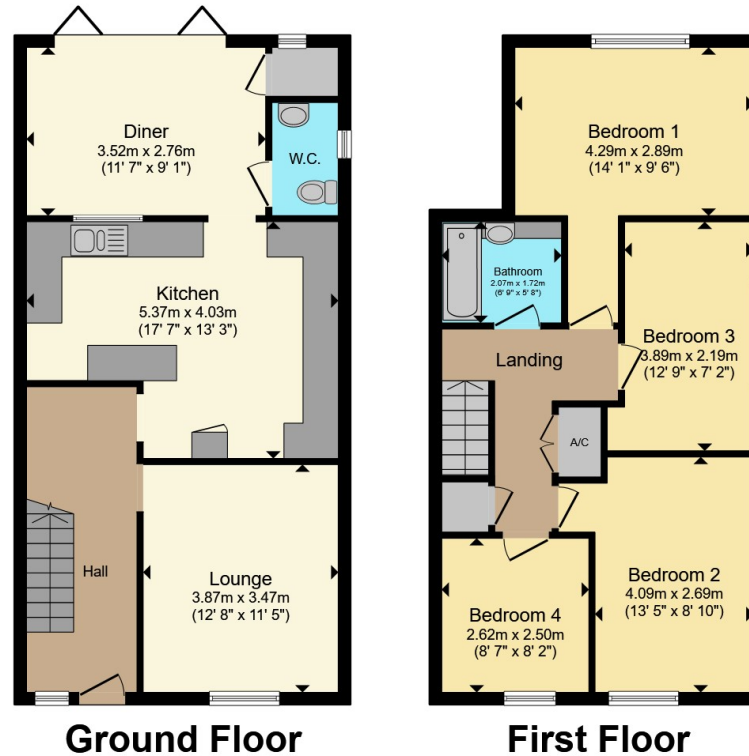
External

The enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring AstroTurf lawn, block paved pathways, timber fencing, part-walled boundaries, and rear gated access.









Total floor area 112.2 m² (1,207 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



To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
 ROMSEY SO51 8GD

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ROM307079



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM307079 - 0009