40 Doris Bunting Road | £475,000

Romsey, Hampshire, SO51 0DJ

Henshaw Fox

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Romsey, Hampshire, SO51 0DJ

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 481 SQ FT / 44.7 SQ M
FIRST FLOOR = 461 SQ FT / 42.8 SQ M
GARAGE = 191 SQ FT / 17.8 SQ M
TOTAL = 1133 SQ FT / 105.3 SQ M
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1287097)

Summary

This beautifully presented home occupies a generous corner plot and is located just a short walk from the renowned Sir Harold Hillier Gardens. The property offers spacious, light-filled accommodation throughout, including three bedrooms, a luxury en-suite to the master bedroom, a contemporary family bathroom, a dual-aspect sitting room and a well-appointed kitchen/dining room opening onto a landscaped, westerly facing rear garden. Additional benefits include driveway parking, a garage, and the advantage of no forward chain.

Features

- No forward chain
- Wonderfully light with many rooms offering a double aspect and enjoying a corner position
- Turnkey ready and immaculately kept
- Landscaped rear garden with a pleasant westerly aspect enjoying the afternoon and evening sun
- An idyllic and peaceful setting on the fringes of Romsey
- Driveway parking and garage
- Fibre optic broadband to the home

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Ground Floor
A door opens into the spacious entrance hallway which provides access to the sitting room, the kitchen/dining room, understairs storage, downstairs WC and storage cupboard. The sitting room is a wonderfully light room with a pleasant double aspect. The kitchen/dining room again enjoys a double aspect, has double doors opening on to the landscaped rear garden. The kitchen has been fitted with a range of cupboards and drawers, built-in appliances include a chest level oven, gas hob with extractor hood over, there is space for a dishwasher, fridge/freezer and washing machine. The downstairs WC has been fitted with a white suite comprising WC and wash basin.

First Floor
The light and spacious first floor landing provides access to the three bedrooms and the family bathroom. Bedroom one benefits from a pleasant double aspect and fitted wardrobes. The luxury en-suite is fitted with a white suite comprising WC, wash basin and enclosed shower cubicle. Bedroom two has a pleasant double aspect, a built-in wardrobe and further built-in cupboard. Bedroom three, currently used as a study, is a generous single room. The bathroom is fitted with a white suite comprising WC, wash basin and bath.

Outside
The private, westerly facing rear garden is laid to lawn, with paving adjoining the rear of the home and a raised decked area behind the garage, a gate provides access to the front of the home. The front garden is laid to lawn, with pleasant shrub areas and a pathway leads to the driveway and garage.

Parking
Driveway parking is provided alongside the home, leading to the garage which has power and lighting.

Location
Kings Chase is a modern development to the north/east of Romsey, a short walk away from the renowned ‘Sir Harold Hillier Gardens’. The development has an established community and benefits from some beautiful walks, 'Ganger Farm Sports Park' with excellent sports facilities, a nearby 'Co-Op' and other amenities.

Sellers Position
No forward chain

Age
2018

Tenure
Freehold

Estate Charge
Approximately £180

Infant and Junior School
Cupernham Infant and Junior School

Secondary School
The Romsey School

Council Tax
Band E - Test Valley Borough Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm’s employments has the authority to make or give any representation or warranty in respect of the property.

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