



10 Daisy Close, Colden Common - SO21 1FY

Guide Price £350,000

WHITE & GUARD

10 Daisy Close

Colden Common, Winchester

INTRODUCTION

This beautifully presented two-bedroom semi-detached house offers a harmonious blend of contemporary comfort and timeless style, providing an ideal setting for modern living. The property is conveniently situated for access to local amenities, reputable schools, and excellent transport links, ensuring a superb balance of convenience and quality of life.

LOCATION

The wonderful village of Colden Common is situated just 5 miles to the south of Winchester within easy access of the M3 & M27 and mainline stations. There are numerous countryside walks close by, including Stratton's Copse, a small boardwalked natural protected area of ancient woodland. Colden Common has a village hall, Methodist Chapel, shops, Post Office, public house, and two popular recreation parks, both offering sports and leisure opportunities, including cricket, football, bowling, and tennis as well as children's safe play areas. The cathedral city of Winchester offers many attractions and amenities. With award-winning pubs and restaurants and a plethora of boutique shops and cafe bars.

- WINCHESTER COUNCIL BAND C
- FREEHOLD
- EPC RATING B
- TWO BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN DINING ROOM
- ALLOCATED PARKING TO THE FRONT
- PRIVATE ENCLOSED REAR GARDEN





INSIDE

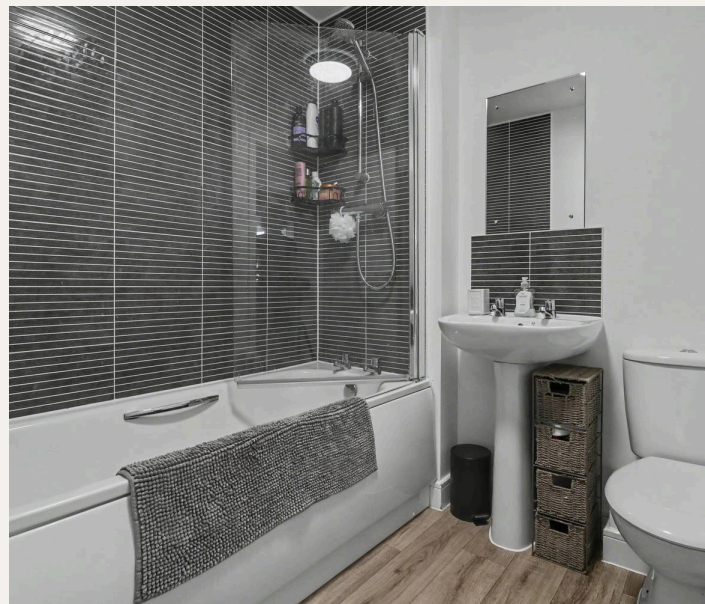
Upon entering, you are welcomed by a spacious hallway that leads to a bright and inviting living room, finished with neutral décor and large windows that allow for an abundance of natural light. The thoughtfully designed kitchen is equipped with a range of high-quality integrated appliances, sleek cabinetry, and ample countertop space, making it both functional and aesthetically pleasing. A dedicated dining area provides an excellent space for entertaining guests or enjoying family meals, with practical access to the rest of the ground floor.

Upstairs the property offers well-proportioned bedrooms, with one currently serving as a versatile home office or snug, highlighting the flexible layout of the home. The contemporary bathroom suite comprises a bath with a wall-mounted shower and glass screen, complemented by sophisticated horizontal charcoal grey tiling.

OUTSIDE

The home has a striking red-brick exterior and a cheerful coral-coloured front door, with solar panels on the roof for extra energy efficiency. There's also allocated parking to the front.

The private rear garden is fully enclosed with timber fencing and includes a well-kept lawn. A generous paved patio provides the perfect spot for alfresco dining or entertaining guests. The garden offers a practical timber shed and a paved path that leads from the house to the rear of the plot.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge £354.91 per year

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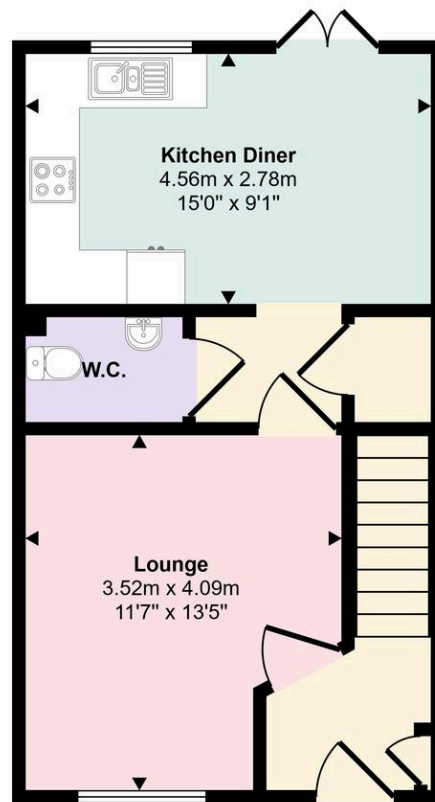
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

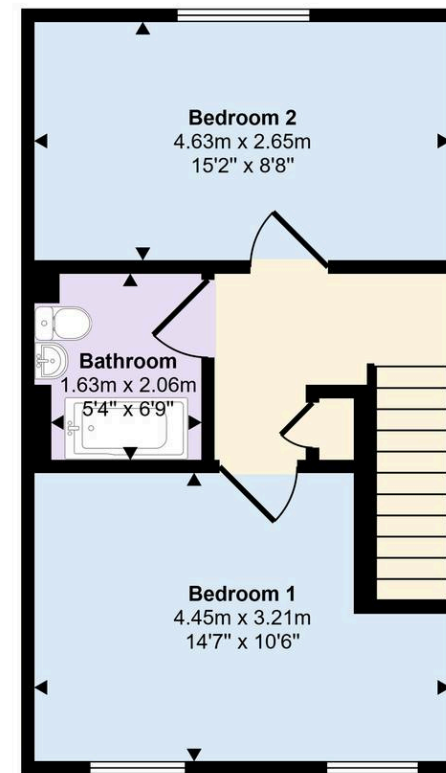
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**Approx Gross Internal Area
75 sq m / 807 sq ft**



Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 37 sq m / 402 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.