

FOR SALE



Dragonfly Way

4 Bedrooms, 2 Bathroom, Detached House

Asking Price Of £610,000



Stunning Four-Bedroom Modern Home in Allbrook

Dragonfly Way

4 Bedrooms, 2 Bathroom

Asking Price Of £610,000

Situated in a beautiful and peaceful area of Allbrook, this impressive four-bedroom modern property offers spacious and versatile accommodation throughout, combined with a charming modern country feel.

The property is presented in neutral décor and provides an excellent balance of family living space, practical features and attractive outdoor areas.

- Four Bedrooms
- Ensuite to Master
- Study
- Cloakroom
- Utility Room

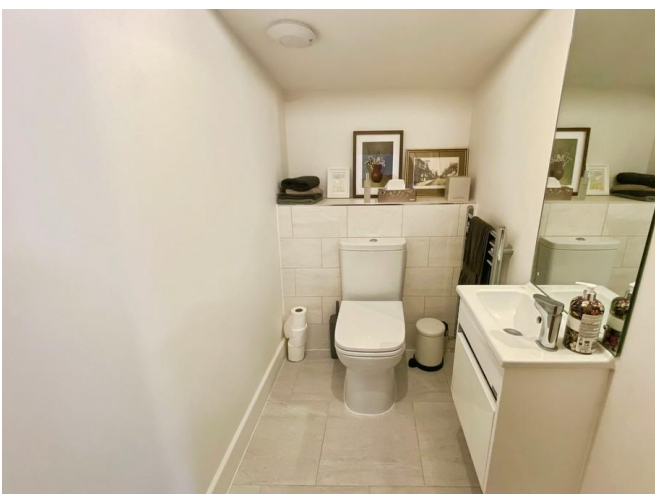
Ground Floor Upon entering, the spacious hallway provides an inviting entrance to the property, with laminate flooring and access to the principal rooms.

The study is positioned at the front of the property and benefits from a window overlooking the front aspect, laminate flooring and USB, TV and electrical points. This makes an ideal home-working space or occasional fifth bedroom.

The cloakroom comprises a white low-level WC, hand basin and vanity unit, with tiled flooring.

The impressive kitchen/breakfast room offers a good range of wall and base units, integrated Neff oven and grill, dishwasher and fridge/freezer, together with a gas hob and stainless-steel sink with mixer tap. Two windows provide plenty of natural light, while there is ample space for a breakfast table and chairs. The tiled floor and patio doors leading directly onto the rear garden add to the practicality of this excellent family kitchen.

A separate utility room provides additional storage and cupboard space, with plumbing and space for a washing machine and tumble dryer, as well as a stainless-steel sink and mixer tap. A door provides direct access to the rear garden.





The substantial lounge/dining room is a particular feature of the home. Measuring approximately 7.14m x 4.21m, this generous dual-aspect room provides excellent flexibility for both relaxing and dining. Double doors open towards the hallway, creating a wonderful sense of space, while large patio doors overlook and provide access to the rear garden. Laminate flooring completes the room.

First Floor The first-floor landing is neutrally decorated and carpeted, providing access to all four bedrooms and the family bathroom.

Bedroom One is a generous principal bedroom measuring approximately 4.75m x 3.81m. A feature window overlooks the rear aspect, while double fitted wardrobes with mirrored doors provide excellent storage. TV and USB points are also included.

The en-suite shower room comprises a white low-level WC, hand basin with vanity unit and double shower

cubicle, together with an obscured-glass window to the rear.

Bedroom Two measures approximately 3.46m x 3.30m and benefits from carpeted flooring, front-aspect blinds and a TV point.

Bedroom Three measures approximately 3.31m x 2.69m and overlooks the rear aspect. The room is carpeted and includes a TV point.

Bedroom Four measures approximately 3.01m x 2.04m and benefits from laminate flooring, blinds and a TV point.

The family bathroom comprises a white suite including hand basin with vanity unit, low-level WC, panelled bath and separate shower cubicle. An obscured-glass window overlooks the front aspect.

Outside The property benefits from an ample driveway leading to the garage, with the driveway running



alongside the property.

The front garden is attractively landscaped with lawn and established shrubs, with steps and a pathway leading to the charming cottage-style front door.

To the rear, the fully enclosed and secure garden is mainly laid to lawn, with patio areas adjoining both the kitchen and lounge patio doors. There is also access to the garage and a gate leading to the driveway, making the garden particularly practical for family life and entertaining.

Additional Information

Four bedrooms

Study

En-suite to principal bedroom

Family bathroom

Ground-floor cloakroom

Spacious lounge/dining room

Kitchen/breakfast room

Separate utility room

Garage

Ample driveway parking

Front and enclosed rear gardens

Gas central heating

Neutral décor throughout

USB points

Telephone points

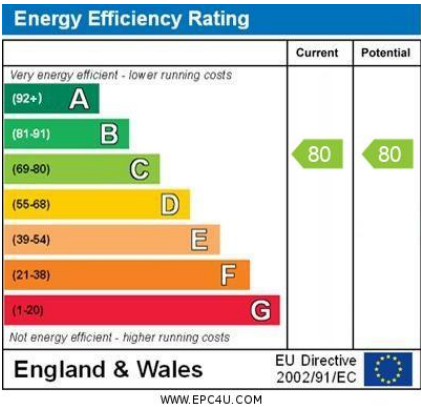
Broadband available, subject to connection

Smoke alarms

Security alarm not installed

Eastleigh Council Tax Band F

EPC RATING C





Martin & Co Southampton City

46 London Road • Southampton • SO15 2AH
T: 02380 988881 • E: southamptoncity@martinco.com

02380 988881

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.