



6, Piping Close, Winchester, SO21 1UP £470,000

In a pleasant cul de sac location amongst similar homes, a 4 bedroom family house with gas central heating, double glazing, ample off road parking and an integrated garage. The property is located in a highly sought after area and we believe the property is within Colden Common and Kings School catchment. To the ground floor, a cloakroom, lounge / dining room, solid oak kitchen and to the first floor is four well proportioned bedrooms and modern bathroom. The sunny, mature garden is laid as lawn, has an area patio and is fully enclosed. Viewings highly recommended to avoid disappointment.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A four bedroom Detached property, accessed via a dropped kerb a long tarmac drive which has been widened with block paving to either side providing ample off road parking, a good sized front garden mainly laid to lawn, a couple of areas laid to gravel for ease of maintenance, picket fence to each side giving access to the rear garden

ENTRANCE HALLWAY

Textured ceiling, ceiling light point, laminate floor covering, double panelled radiator, provision of power points, phone point, straight staircase leading to the first floor accommodation, under stairs storage cupboard which has shelving and light point, a six panelled door leads to a

CLOAKROOM

Textured ceiling, ceiling light point, UPVC obscure double-glazed window to the front elevation, continuation of laminate floor covering, single panelled radiator, wall mounted wash hand basin, WC.

LOUNGE / DINING ROOM

LOUNGE AREA 15'6" x 12'11" (4.73 x 3.94)

Accessed via a part glazed door, textured ceiling, two ceiling light points, UPVC double glazed window to the rear elevation, double panelled radiator, provision of power points, TV point, continuation of laminate floor covering, wall mounted heating control programmer/ thermostat,



DINING AREA 8'11" x 9'8" (2.73 x 2.96)

Textured ceiling, ceiling light point, aluminium double-glazed sliding patio door giving access to the rear garden, double panelled radiator, provision of power points, continuation of laminate floor covering, part glazed door giving access to the



KITCHEN 11'3" x 8'0" (3.44 x 2.45)

Textured ceiling, ceiling light point, UPVC double glazed window to the front elevation, UPVC door with obscure glazed panel to the side, continuation of laminate floor covering, double panelled radiator, the kitchen comprises of low level and wall mounted units in a quality solid oak with a heat resistant square edge worktop, inset stainless steel sink, bowl and a half drainer, monobloc mixer tap, four burner gas hob, extractor fan over, built in electric below, space for a dishwasher, washing machine and fridge freezer, ceramic glazed splashback tiling.



FIRST FLOOR ACCOMODATION

Textured ceiling, ceiling light point, loft access, provision of power points, solid panelled doors giving access to the bedrooms, bathroom, and airing cupboard which has slatted linen shelving and a radiator.

BEDROOM 1 9'6" x 11'8" (2.90 x 3.57)

Textured ceiling, ceiling light point, UPVC double glazed window to the rear elevation, single panelled radiator, provision of power points, laminate floor covering, double wardrobe with hanging rail and shelving



BEDROOM 2 9'10" x 12'2" (3.00 x 3.72)

Textured ceiling, ceiling light point, UPVC double glazed window to the rear elevation, single panelled radiator, provision of power points



BATHROOM 5'8" x 6'9" (1.74 x 2.08)

Textured ceiling, ceiling light point, UPVC obscure double glazed window to the side elevation with stained glass and lead lighting, three piece white suite comprising pedestal wash hand basin, low level WC, P-shaped bath with glass and chrome shower screen, electric shower, ceramic glazed tiled floor, ceramic glazed tiled walls with a border.



BEDROOM 3 7'11" x 11'8" (2.43 x 3.58)

Textured ceiling, ceiling light point, UPVC double glazed window to the front elevation, single panelled radiator, provision of power points, built in storage cupboard (1.20m x 1.97) also leading to additional eaves storage



REAR GARDEN

Stepping out of the sliding door in the dining room onto a large area laid to Patio, one side leading round to the front of the property with a pedestrian gate, the other side has a couple of steps down leading to the front of the property, a couple of small border/flower beds, the rest of the garden is predominantly laid to lawn and enclosed via six panelled timber fencing.



BEDROOM 4 8'10" x 8'6" (2.71 x 2.60)

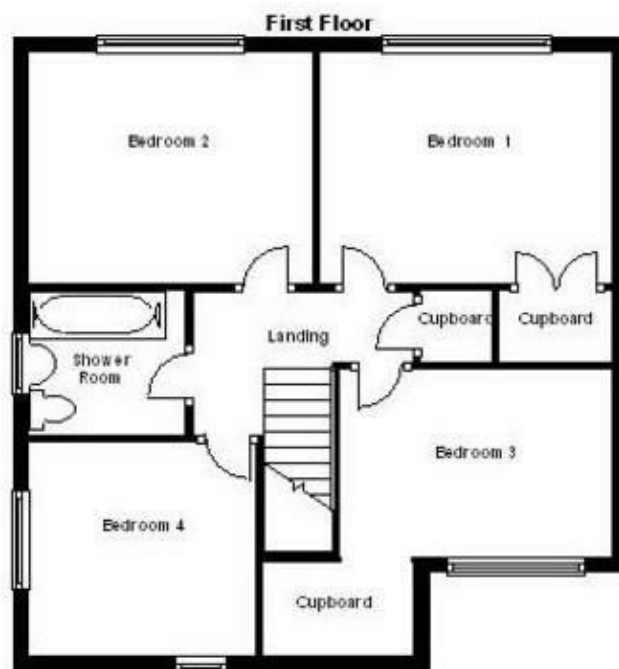
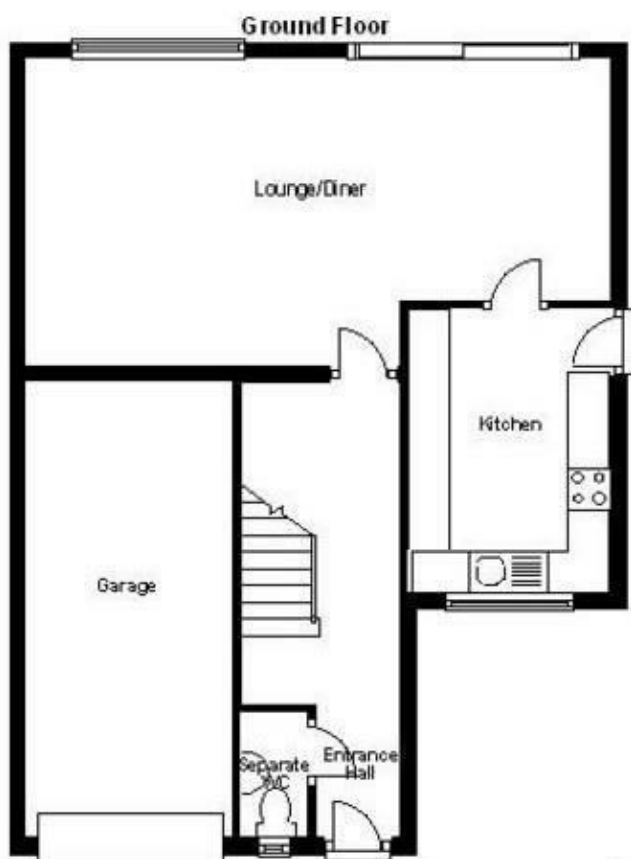
Textured ceiling, ceiling light point, UPVC double glazed window to the side elevation, wooden Velux window to the front elevation, laminate floor covering, single panelled radiator, provision of power points



INTEGRATED GARAGE 18'4" x 8'3" (5.61 x 2.52)

Accessed via a metal up and over door, power, lighting and houses the Worcester Combination Boiler, a couple of steps leading up to the front door, a UPVC door with obscure glazing and lead lighting giving access to the





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	