

**SOLD STC**



**Alderholt, Hampshire**  
**Asking Price Of £335,000**

**MARTIN&CO**

## 36 Windsor Way Alderholt, Hampshire SP6 3BN

- Family Home
- 3/4 Bedrooms
- En Suite To Master
- Open Plan Living Downstairs
- Ground Floor WC

Martin & Co are proud to present this spacious 3/4 bedroom house. The property is situated in a quiet location in Alderholt and benefits from open plan living, en suite to master, utility room and an enclosed rear garden.

**ENTRANCE & HALLWAY** You enter the property into a good size hallway with stair access to the first floor, an under stairs storage cupboard and access to the airing cupboard which has the water cylinder.

**LOUNGE/DINING ROOM** 12' 7" x 20' 7" (3.84m x 6.28m) The property benefits from having open plan living. The room is triple aspect so has plenty of natural light. The lounge is to the front aspect and benefits from a beautiful recently fitted log burner. The dining area is in the middle and has double doors leading to the decked area of the garden. The kitchen is to the rear aspect. The rooms are all linked by a tiled floor.



**KITCHEN** 9' 2" x 12' 6" (2.81m x 3.83m) A modern kitchen with views over the rear garden. The kitchen comprises of a range of floor and wall mounted units, range style cooker complete with extractor over, integrated dishwasher and space for a fridge/freezer. Off the kitchen is an useful walk in cupboard with plumbing for a washing machine and tumble dryer, there is also access to a ground floor WC.

**UTILITY ROOM** 9' 3" x 5' 4" (2.83m x 1.65m) The property has a good size utility room/office located off the hallway. There is a range of wall and floor mounted units with a stainless steel sink. The utility area houses the boiler. There is a rear door leading to the back garden.

**MASTER BEDROOM** 11' 1" x 9' 2" (3.40m x 2.81m) The main bedroom is the rear aspect of the property and benefits from views over the rear garden. There is an en suite shower room which comprises of a corner shower, sink with vanity cupboard, WC and heated towel radiator.

**BEDROOM 2** 10' 11" x 9' 4" (3.34m x 2.87m) This bedroom is to the front aspect of the property and is a good size double with space for wardrobes.

**BEDROOM 3** 7' 9" x 9' 1" (2.38m x 2.78m) Bedroom 3 is a single room which is to the front aspect of the property.

**BEDROOM 4 / DRESSING ROOM** 8' 0" x 6' 5" (2.44m x 1.96m) Currently this room is set up as a dressing room with a range of fitted wardrobes but could be turned back into a small single bedroom or nursery.

**BATHROOM** The main bathroom is mainly tiled and comprises of a bath with shower over, sink and WC.

**FRONT & REAR GARDEN** The front garden is mainly laid to lawn with a path leading to the front door. There is a side gate to access the rear garden. The garden to the rear is mainly laid to lawn with a good size summerhouse. There is an undercover decked area which benefits from lighting for all year-round use.





Total Area: 91.3 m<sup>2</sup> ... 983 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Ringwood

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