



**Great Elms Close**  
Holbury, Southampton  
Asking Price Of - £320,000



- Semi Detached House
- Three / Four Double Bedrooms
- Modern Shower Room
- 18' Double Glazed Conservatory

**EPC Rating**

TBC

## Great Elms Close



### Property Description

**DRIVEWAY PARKING** There is ample parking on the driveway for two to three vehicles.

**STORAGE** 9' 00" x 8' 6" (2.74m x 2.59m) There is no actual full size garage but this is a useful storage unit with power, lighting and doors to the front and side garden.



**RECEPTION HALLWAY** 13' 0" x 6' 0" (3.96m x 1.83m) Double glazed front door with matching side panel window. Stairs to first floor landing with under stairs recess. Radiator. Coat hanging space. Wood design flooring. Doors to the living room and the kitchen.



**KITCHEN** 16' 6" x 10' 0" (5.03m x 3.05m) Enjoying an open plan design through to the conservatory the attractive modern kitchen comprises a stainless steel sink with chrome mixer tap and cupboard under. Further range of wall and base level cupboard and drawer units with glass fronted and illuminated display cabinet, under unit lighting, ample work tops and tiled surrounds. Integral appliances include a ceramic hob with cooker hood over and under counter oven. Space for American style fridge freezer. Tiled flooring. Double opening glass panel doors to the living room.



**LIVING ROOM** 13' 5" x 10' 6" (4.09m x 3.2m) Front aspect double glazed bow window. Radiator.

**FAMILY ROOM** 15' 2" x 9' 3" (4.62m x 2.82m) Double glazed window. Door to the conservatory. Ceiling and wall lights. Radiator.

**CONSERVATORY** 18' 8" x 9' 3" (5.69m x 2.82m) Dwarf brick walling with double glazed windows, single and French doors to the garden. Two radiators. Door to the family room and open plan to the kitchen. Doors to the cloakroom and utility cupboard.



**CLOAKROOM WC** Rear aspect double glazed window. Two piece white suite comprising a push button flush wc and vanity unit wash hand basin. Radiator.

**UTILITY CUPBOARD** Plumbing and spaces for washing machine and tumble dryer

**GARDEN AREAS** The house benefits from two garden areas - one at the rear and one at the side of the conservatory. Enclosed for privacy by wood panel fencing. Paved and shingled for low maintenance with raised flower beds. Outside tap and lighting.

**FIRST FLOOR LANDING** Side aspect double glazed window. Large hinged access door to the loft space with fitted loft ladder. Airing cupboard housing the 2014 Potterton combi boiler.



**MASTER BEDROOM** 11' 0" x 10' 0" (3.35m x 3.05m) Front aspect double glazed window. Light and airy room. Built in wardrobe with three sliding doors, hanging rail and shelving. Radiator. There is an opening through the third bedroom as it is currently used as a dressing room but the opening could be closed off again.

**DOUBLE BEDROOM** 10' 4" x 8' 7" (3.15m x 2.62m) Rear aspect double glazed window. Radiator.



DOUBLE BEDROOM 8' 7" x 7' 9" (2.62m x 2.36m)  
 Front aspect double glazed window. Radiator. There is an opening through the master bedroom as this room is currently used as a dressing room but the opening could be closed off again

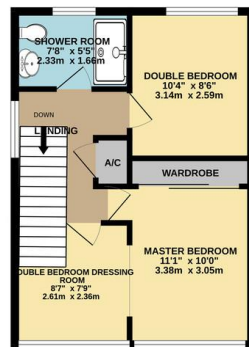
SHOWER ROOM 7' 8" x 5' 5" (2.34m x 1.65m)  
 Rear aspect double glazed window. Refitted three piece white suite comprising a walk in double shower enclosure with chrome shower fittings and rainfall shower head, push button flush wc and a vanity unit wash hand basin with chrome mixer tap. Illuminated mirror and radiator. Tiled walls and flooring.



ADDITIONAL INFORMATION The New Forest Council Tax Band is C.  
 EPC Rating D

GROUND FLOOR  
 779 sq.ft. (72.4 sq.m.) approx.

1ST FLOOR  
 385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors or omissions in the particulars. The plan is for guidance purposes only and should be checked on site by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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