



£515,000
Freehold

33 Anglers Way, Lower Swanwick
Southampton, Hampshire SO31 7JH



Quick View

| | | | |
|---|------------------|---|---------------------|
|  | 4 Bedrooms |  | Garage |
|  | 1 Living Room |  | 2 Bathrooms + Cloak |
|  | Detached House |  | EPC Rating C |
|  | Driveway Parking |  | Council Tax Band C |

Reasons to View

- Sailing, cycling, walking or paddle boarding, all can be enjoyed from here, without having to pile the family in the car for the weekend.
- Four generous bedrooms should ensure that this is a home you can settled down in for many years to come.
- The open plan kitchen/dining/family space is perfect for modern living, with a separate sitting room for when a movie night is in order.
- The well regarded and popular Sarisbury Green Infants, Juniors and Brookfield Secondary Schools are all in catchment from here.
- The seller is already in the process of purchasing their next home so we would hope that this could be a fairly swift move, so don't delay that viewing.

Description

If you're looking for a family home where you can enjoy weekends close to home then this should be on your to view list. From the cul de sac there is even a gate on to a bridleway leading down to Bridge Road where you can cross over to reach the public slipway onto the Hamble, so get those paddle boards ready. There are a number of pubs in walking distance too and should you wish to take a trip further afield then there are train stations at Bursledon & Swanwick.

There is driveway parking to the front leading to the garage with roll up door. To the rear of the garage is a handy utility area with plumbing for the washing machine and a personnel door into the garden, to make hanging out the laundry easy.

Stepping inside there is a good sized hallway with built in cloaks cupboard for storage, the cloakroom is tucked away under the stairs with a window to the side. The sitting room, accessed via glazed double doors, is a nice bright room with two window to the front of the house. To the rear is the extended kitchen/dining room offers the perfect family living space, its part vaulted ceiling giving a real sense of space. Double doors open into the garden and there is a personnel door accessing the garage with its utility area.

On the first floor the primary bedroom has fitted wardrobes and an ensuite shower room freeing up the bathroom for the rest of the family. Bedroom two is actually the largest bedroom with a window to the front and deep fitted wardrobes spanning the rear wall. Bedrooms three is another double room and bedroom four a generous single, currently used as a home office. The bathroom is fresh and clean with a fitted screen and mixer shower over the bath.

The rear garden is enclosed, with the corner patio area catching the sun, it is mostly lawned with some mature palm trees adding a tropical flavour.

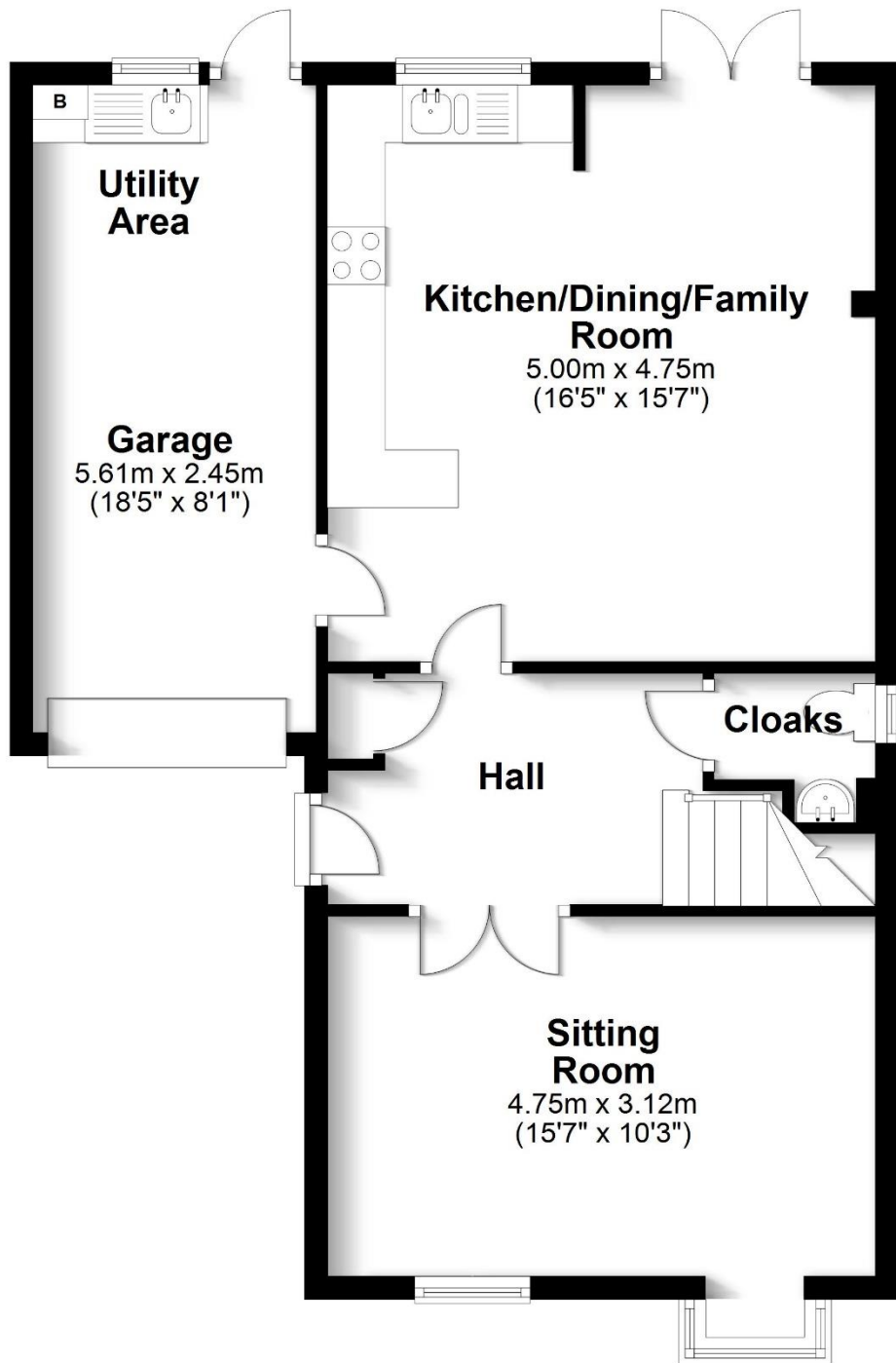
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Directions

<https://what3words.com/parks.lives.good>

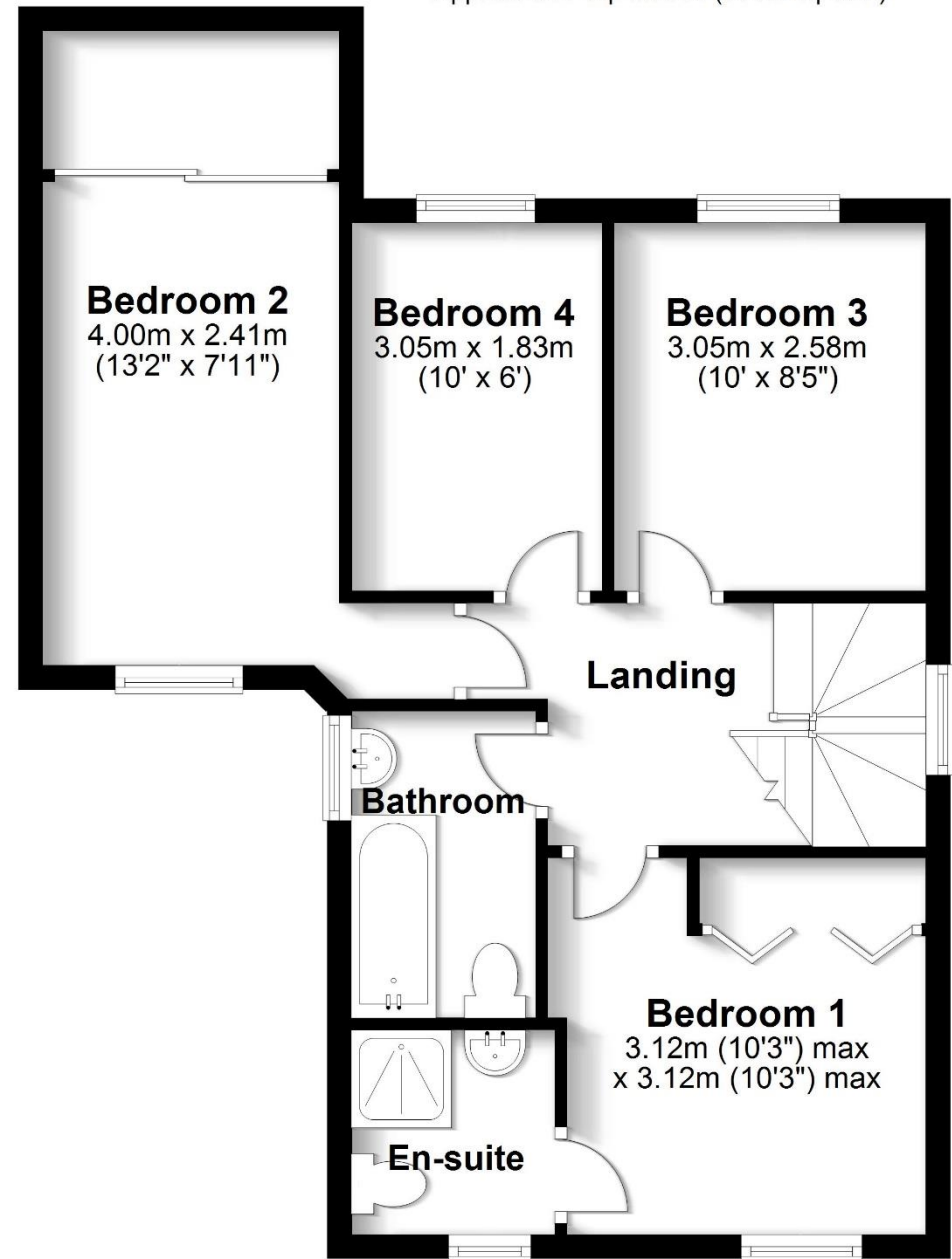
Ground Floor

Main area: approx. 49.2 sq. metres (529.9 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.1 sq. feet)



First Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Main area: Approx. 101.9 sq. metres (1096.8 sq. feet)

Plus garages, approx. 13.8 sq. metres (148.1 sq. feet)

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