



Broadoak Durley Street, Durley - SO32 2AB

Offers in Region of £800,000

WHITE & GUARD

Broadoak Durley Street

Durley, Southampton

INTRODUCTION

A spacious five-bedroom detached residence situated on an enclosed plot extending over 0.2 of an acre. This impressive family home in Durley provides extensive living space, comprising three reception rooms, a kitchen breakfast room, and utility. The first floor features four well-proportioned double rooms, a fifth bedroom/study, two en-suite bathrooms, and a family bathroom. Externally, the property boasts a large driveway, a detached double garage, and a generously sized rear garden.

LOCATION

Durley benefits from a popular primary school, village church, has two pubs and also benefits from being conveniently close to both the pretty market towns of Bishops Waltham, Wickham, and neighbouring Botley which has a mainline railway station, as does Hedge End which is also nearby. Approximately 20 minutes away from Southampton Airport along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND D
- EPC RATING C
- FREEHOLD
- FIVE BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- TWO ENSUITES AND FAMILY BATHROOM
- LARGE DRIVEWAY
- DETACHED DOUBLE GARAGE
- GOOD SIZE REAR GARDEN





INSIDE

A double glazed front door opens into a spacious and welcoming reception hall, stairs lead to the first floor landing and doors open to the principal accommodation, conveniently located at the end of the entrance hall is a cloakroom WC. Panel glazed double doors open into an expansive 21ft living room which features a bay window to the front elevation and an inset log burning fire with granite hearth, while double doors transition to the dining room which has access to the garden through double glazed sliding doors. The well-appointed kitchen breakfast room comprises a matching range of wall and base level units with fitted oak work surfaces over which incorporate an inset butler sink, induction hob with cooker hood over and electric oven and grill. Furthermore, the kitchen provides space and plumbing for a dishwasher and fridge freezer. An adjoining utility room has fitted work surfaces with an inset sink and drainer, allows space and plumbing for a washing machine and houses a wall mounted central heating boiler. Completing the ground floor accommodation is the third reception room, set at the front of the house the space provides flexible use to suit any prospective purchaser and could be utilised as a family room, playroom or even a guest bedroom.

The first floor landing provides access to the principal rooms, loft access and a fitted airing cupboard. The master bedroom positioned at the front of the house is a large double room which benefits from two double fitted wardrobes while still allowing ample space for freestanding bedroom furniture. The adjoining en-suite is an impressive four piece bathroom that offers a freestanding oval shaped bath, walk in shower, surface mounted wash hand basin, WC and a chrome heated towel rail. Bedroom two, also an excellent size double room overlooks the rear garden and also features an en-suite shower room. Bedrooms three and four are both well proportioned double rooms, both offering two double fitted wardrobes. The fifth bedroom operates as a single room or as is currently presented, an ideal work from home office. Finally, a four piece family bathroom suite offers a fitted bath, separate enclosed shower cubicle, WC and wash hand basin.



OUTSIDE

To the outside a five bar wooden gate provides vehicular access to a large shingled driveway with a lawned front garden. The driveway continues along one side of the house and leads to a brick built detached double garage which is accessed via two up and over doors, has power and lighting. The rear garden offers a patio terrace extending from the rear of the house and further extends to a well maintained lawn. Enclosing the garden to the rear and one side is a range of well established tree's and shrubs.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

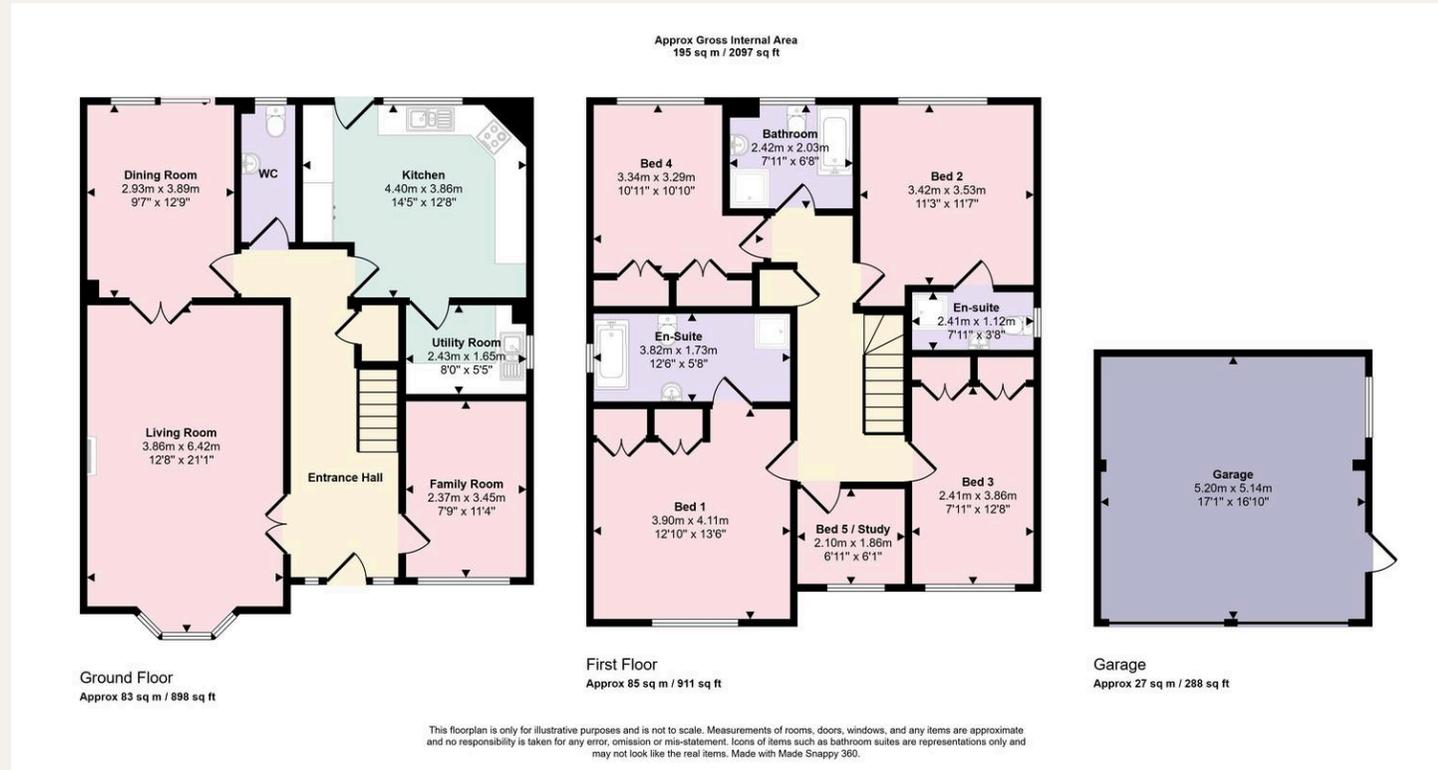
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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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