



HERON CLOSE, SWAY, LYMINGTON, SO41
£475,000 FREEHOLD

**A MODERN FOUR BEDROOM DETACHED HOUSE,
SITUATED IN THE CENTRE OF THE DELIGHTFUL
NEW FOREST VILLAGE OF SWAY.**

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DESCRIPTION:

COVERED ENTRANCE PORCH:

With concrete path and Diamond leaded light obscure double glazed front door provides access to:

ENTRANCE HALLWAY:

Textured ceiling with ceiling light point, stairs to first floor landing and accommodation, single door under stairs storage cupboard housing the wall mounted Baxi gas heating and hot water boiler with adjacent wall mounted timer switch and controls, ample storage, double radiator, power points, doors off to all ground floor accommodation including door to:

CLOAKROOM:

Textured ceiling with ceiling light point, obscure Diamond leaded light double glazed window to the front, matching suite comprising low level w/c, wall mounted wash hand basin with tiled splashback and wall mounted electric fuse board.

SITTING ROOM: 15'4" x 12'7" (4.67m x 3.84m)

Coved and textured ceiling with ceiling light point, Diamond leaded light double glazed bow window to the front, double radiator, television aerial point, telephone point, power points, solid wooden double opening doors provide access from the sitting room to:

DINING ROOM: 10'2" x 9'7" (3.1m x 2.92m)

Coved and textured ceiling with ceiling light point, double glazed sliding patio doors giving access to the rear garden and paved area, single radiator, telephone point, power points, further wooden double door serving hatch to:

KITCHEN: 9'7" x 8'10" (2.92m x 2.69m)

Textured ceiling with ceiling light point. Dual aspect room with double glazed window to the rear and double glazed door giving access to the side and rear gardens. Roll edge work surface in part to three walls with a range of solid wooden base and drawer units below with further

matching wall mounted units over, twin bowl stainless steel sink and drainer unit inset to the work surface with Mono tap over, space and plumbing below for washing machine with adjacent space for fridge and further space with both gas and electric point for oven, double radiator, part tiled walls, power points.

STAIRS FROM THE ENTRANCE HALLWAY PROVIDE ACCESS TO:

FIRST FLOOR LANDING:

Textured ceiling with ceiling light point and inset ceiling loft hatch giving access to the roof space and storage area, double glazed window to the side, single door built in airing cupboard housing the hot water cylinder with immersion switch and slatted shelving over, power points, doors off to all first floor accommodation including door to:



BEDROOM ONE: 12'2" x 10'5" (3.71m x 3.18m) Maximum including door recess.

Textured ceiling with ceiling light point, single radiator, triple sliding mirror door, built in wardrobe with both hanging rail and separate storage shelving over, power points.

BEDROOM TWO: 10'10" x 9'3" (3.3m x 2.82m)

Textured ceiling with ceiling light point, double glazed window to the rear, single radiator, power point.

BEDROOM THREE: 8'1" x 7'9" (2.46m x 2.36m)

Textured ceiling with ceiling light point, double glazed window to the rear, power points.

BEDROOM FOUR: 7'3" x 6'7" (2.21m x 2.01m)

Textured ceiling with ceiling light point, Diamond leaded light double glazed box bay window to the front, single radiator, double door built in storage cupboard with shelving, power points.

FAMILY BATHROOM:

Textured ceiling with ceiling light point, obscure double glazed window to the side, matching suite comprising low level w/c., vanity wash hand basin with fitted double cupboard below and wall mounted electric shaver point over, panelled bath with grab rails and mono tap with fitted shower attachment, single radiator, part tiled walls.

OUTSIDE:

The front of the property is access via a tarmacadam driveway providing off road parking. The remainder of the front has been laid mainly to lawn whilst enclosed by part wooden and mature hedging. There is a concrete path leading to the side and front of the property and there is also direct access to:

INTEGRAL GARAGE:

Access via a metal electrically operated up and over door, power and lighting with a further part wooden and single glazed courtesy door from the rear leading to the rear garden.

The rear garden is enclosed to both sides and rear by timber fencing and has been laid mainly to lawn whilst surrounded by borders containing an array of mature shrubs and bushes. There is a further hard standing area with small greenhouse and cold water taps.



GROUND FLOOR
APPROX. FLOOR
AREA 57.8 SQ.M
(623 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 43.5 SQ.M
(468 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.4 SQ.M. (1091 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		