



SET THORNS ROAD, SWAY, OIEO £550,000, FREEHOLD

THIS DELIGHTFUL CHARACTER THREE-BEDROOM PROPERTY, HAS A CONTEMPORARY KITCHEN DINING AREA, UTILITY/SNUG ROOM AND A CLOAKROOM ON THE GROUND FLOOR. THE PROPERTY HAS THREE BEDROOMS UPSTAIRS, FAMILY SHOWER ROOM AND ACCESS TO A CONVERTED ATTIC. THE OUTSIDE HAS A DOUBLE DRIVEWAY, ACCESS TO GARDEN AND A TIMBER PATIO AREA FOR ALFRESCO DINING. THERE IS ALSO A DETACHED GARAGE WHICH HAS POWER AND LIGHTING, LEAN TO SHED. SITUATED IN AN IDEAL LOCATION, WALKING DISTANCE TO LOCAL AMENITIES, CLOSE TO THE OUTSTANDING OFFSEED PRIMARY SCHOOL AND TRAIN STATION TO SOUTHAMPTON WITH DIRECT LINKS TO LONDON WATERLOO AND A SHORT DISTANCE TO MILFORD ON SEA AND THE SEA FRONT.

Winkworth



DESCRIPTION

APPROACH:

Covered entrance porch with brick step up to a part wooden upvc, part double glazed door leading to the:

ENTRANCE HALLWAY:

Italian porcelain flooring and underfloor heating throughout hallway space and kitchen, single radiator, ceiling light point, under stairs storage cupboards with gas and electric meters.

SITTING ROOM:

Double glazed windows to the side and rear, two double radiators, ceiling light point, fireplace with brick hearth and wood burning stove, wall mounted storage cupboard, carpet flooring, four power points and television aerial points.

SNUG/SECOND SITTING ROOM:

Double glazed windows to the front and side, Clearview wood burning stove ceiling spotlight points, Italian porcelain flooring, power points.

UTILITY ROOM/STUDY:

Ceiling light points, half bowl stainless steel sink with mono tap, power point. Door to the:

DOWNSTAIRS CLOAKROOM:

Low level WC with concealed cistern, wash hand basin with mono tap over, laminate flooring.

KITCHEN:

Granite work surface in part to four walls. A range of base and drawer units with matching wall mounted base units. High quality solid oak doors. Wall mounted cupboard housing the Worcester gas central heating boiler, four ring Miele gas hob with electric Neff oven below. 1 1/2 bowl stainless steel sink with mono tap over, space and plumbing for washing machine, integrated fridge and integrated freezer, integrated Bosch dishwasher, ceiling spotlight points, power points. Space for dining room table, storage cupboard to one side, Italian porcelain flooring with underfloor heating.

FIRST FLOOR LANDING:

Access to all first floor landing accommodation, double glazed window to the side, carpet flooring, ceiling light point, single radiator, power points. Loft Hatch giving Access to:

ATTIC/LOFT ROOM:

Has been converted, carpet flooring, ceiling spotlight with dimmer, with full central heating in attic.

BEDROOM ONE/PRINCIPAL BEDROOM:

Two double glazed windows to the front and side, carpet flooring, single radiator, one ceiling light point, power points.

BEDROOM TWO:

Two double glazed windows to the side and to the rear, carpet flooring, ceiling light points, power points and fitted cupboards cupboards and storage.

BOX ROOM:

Double glazed window to the front, carpet flooring, ceiling light point, power point, single radiator. Door to:

FAMILY SHOWER ROOM:

Walk in shower with shower attachment, vanity wash hand basin with mono tap over, wall mounted storage cupboard, low level WC, wall mounted ladder style radiator, tiling to all walls, Italian porcelain tiled flooring.



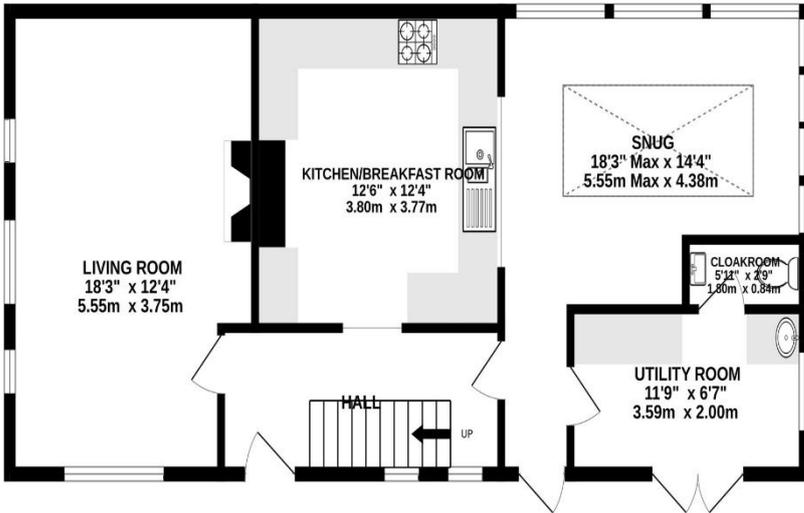
OUTSIDE:

The outside is approached by a single driveway, it is enclosed by fencing with side access to the property, it has been laid mainly to lawn with earth dug borders. There is a timber patio area at the front for alfresco dining. The side garden is laid mainly to lawn with a raised pond.

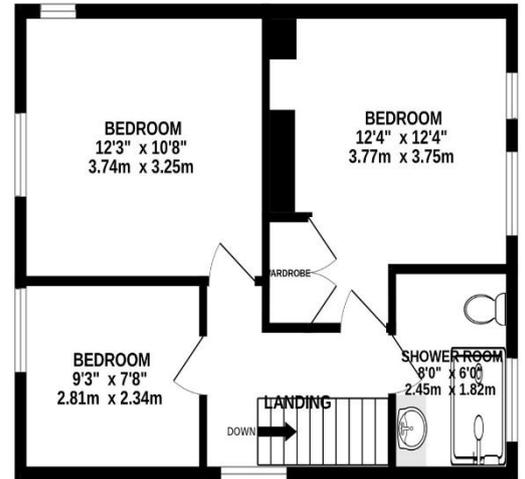
GARAGE:

There is a detached single garage with power and lighting.

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS250010
Council Tax Band: D
Heating: Gas Central Heating Boiler
Water/Sewage Supplier: Bouremenouth water
Electricity Supplier: TBC
Broadband: TBC
What3words: narrates.dentistry.madder
Coastal Erosion Management in your area Area-Gov.uk
 All shown were correct at the time of printing.

