

VENDITUM

RESIDENTIAL SALES

EST. 2004



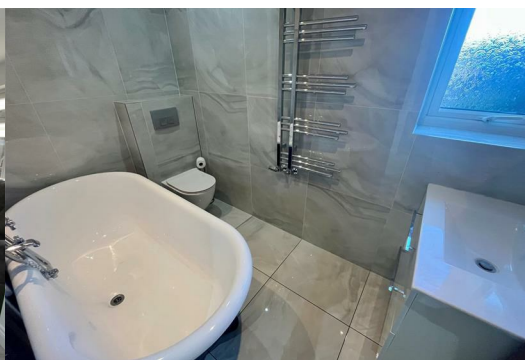
13 Squarey Close

Downton, SP5 3LQ

£395,000



A particularly generous three double bedroom bungalow offered for sale in excellent order throughout and no forward chain. 13 Squarey Close is tucked away in the corner of this peaceful cul-de-sac and enjoys a very generous and private plot. The property has been greatly improved by the current owner and can only be appreciated fully by a viewing. Accommodation comprises entrance porch and lobby, generous open plan living space/kitchen, three double bedrooms, beautifully refitted bath and shower rooms and utility/rear porch. Outside 13 Squarey Close has a very generous brick paved drive which provides parking for 5-6 cars comfortably and a garage, to the rear of the bungalow is a good size flat rear garden which holds huge scope for further planting and landscaping.



Location

Situated in the extremely popular village of Downton the bungalow is well placed for the long list of amenities the village enjoys including popular schools, doctors surgery, dentist, shops and café, the village also provides brilliant access to the New Forest and South Coast.

Directions

Proceed to Downton following The Borough into The High Street, turn right into Moot Lane following the road for a time passing Moot Close, Twynham Close on your left and Moot Gardens on your right. After a short distance take the second entrance into Moot Gardens, turn right into Squarey Close where number 13 can be found in the far left corner.

Composite Double Glazed Front Door to:

Entrance Hall

Granite tiled floor, courtesy light and composite front door to:

Kitchen/Living Space

Living Space (6.3m x 5.28m)

Double glazed window to front aspect. Two vertical radiators, ceiling spotlights and laminate flooring.

Kitchen Area (3.15m x 2.90m)

White contemporary wall and base units with granite work surface over. Inset 1 ¼ bowl sink with mixer tap. Inset gas hob with electric oven under and extractor hood, integral dishwasher and space for American style fridge/freezer. Tiled splashbacks and floor, double glazed window to side and ceiling spotlights.

Utility Porch 10'4" x 5'4" (3.15m x 1.65m)

Double glazed sliding doors and window to rear garden. Wall mounted Worcester combination boiler and heated towel rail. Plumbing and space for washing machine. Power.

Bedroom One 13'1" x 10'9" (3.99m x 3.30m)

Double glazed window to front aspect, vertical radiator, ceiling spotlights and laminate floor.

Bedroom Two 14'4" x 9'10" (4.37m x 3.02m)

Double glazed window overlooking the rear garden. Radiator, ceiling spotlights and laminate floor.

Bedroom Three 10'0" x 9'4" (3.05m x 2.87m)

Double glazed window overlooking the rear garden, radiator, ceiling spotlights and laminate floor.

Bathroom

Well refitted suite comprising concealed cistern WC, wall hung basin and contemporary freestanding bath. Tiled walls and floor, heated towel rail, obscure double glazed window, ceiling spotlights and extractor fan.

Shower Room

Concealed cistern WC, wall hung vanity basin and thermostatic shower with floor drain. Feature tiled walls and floor, heated towel rail, obscure double glazed window and ceiling spotlights.

Outside

To the front of the bungalow is an expansive brick paved driveway with space for 5/6 cars. Pedestrian access to side.

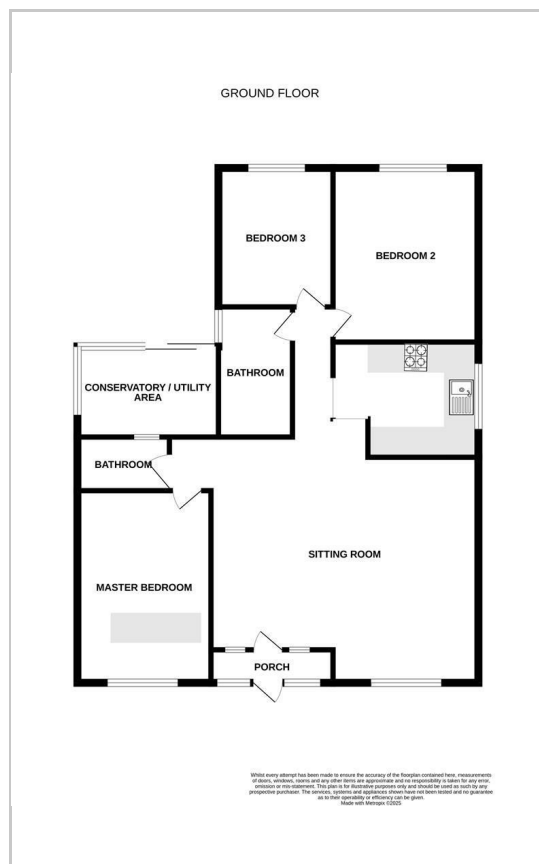
Garage – Up and over door to front and double glazed door and window to side.

To the rear of the bungalow is a generous size and well enclosed garden. Immediately outside the utility/porch is a brick paved area which stretches to the rear of the property, pedestrian access to front. Beyond is an area of lawn with gravel path, toward the far end of the garden is a further brick paved seating area, which is partially covered by a pergola.

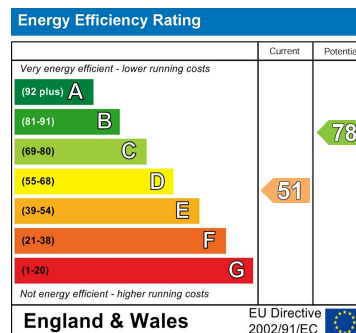
Area Map



Floor Plans



Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>