



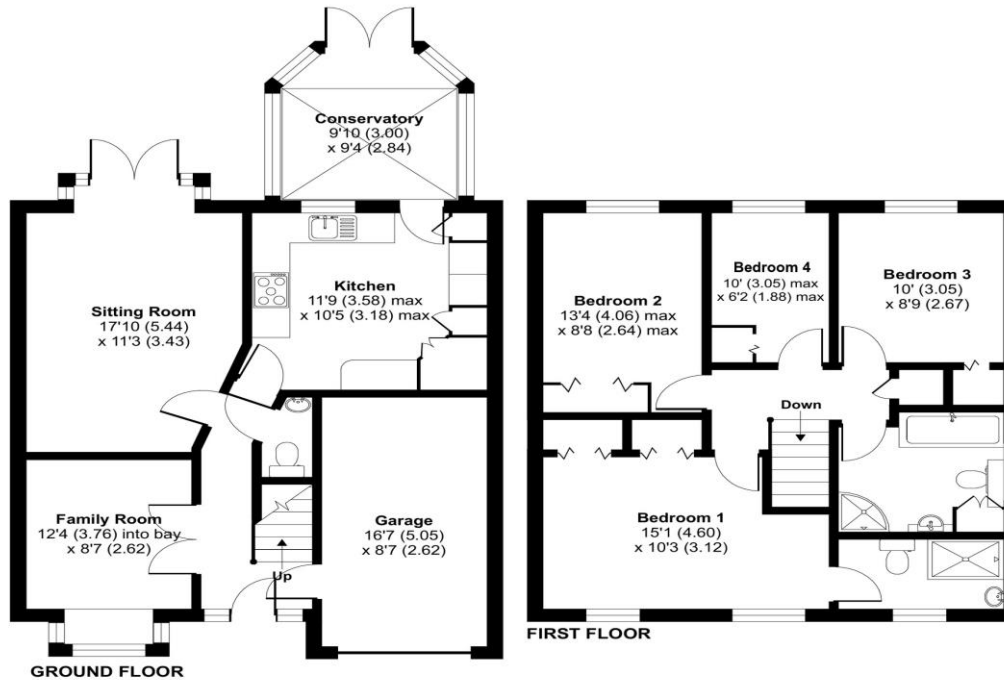
Watley Close, Nursling, Southampton, Hampshire, SO16 0TB



ACCOMMODATION

A delightfully finished four-bedroom detached family home, positioned within the highly popular village of Nursling and walking distance to local amenities and fantastic schooling. A bright hallway leads to the generous living accommodation with a formal dining room/playroom accessed through double doors with a feature bay window adding charm. The sitting room provides a cosy retreat with French doors opening out to the garden. The kitchen has been beautifully designed to an incredible standard with a double oven and microwave, Quartz work surfaces, warming drawer, induction hob, fitted dishwasher, wine cooler, hot tap, water softener and heated flooring. A breakfast bar has been installed, perfect for on-the-go living. A bright conservatory adds versatility with potential for a second sitting room or dining room; a cloakroom completes the ground floor. Four well-proportioned bedrooms benefit from fitted storage with a modern family bath/shower room serving bedrooms two, three and four which has been completed to a high specification with features including a jacuzzi bath, heated flooring and a Bluetooth cabinet. A modern en-suite shower room with heated flooring, assists the principal bedroom. Externally, driveway parking is available for two vehicles with a single garage for sheltered parking or storage. The rear garden is a real asset to this property and is predominately laid to lawn with a patio seating area perfect for al fresco dining.

Approximate Area = 1419 sq ft / 131.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 899618



SITUATION

Nursling and Rownhams are sought after residential area perfectly positioned between the thriving city of Southampton and the market abbey town of Romsey. Comprising some 2,300 properties the traditional houses found in the original villages have been supplemented by a wide range of modern property styles to suit every buyer's needs and a monthly magazine keeps residents informed of neighbourhood news and events. Rownhams Wood is an attractive area of natural forest and is popular with dog walkers.



SPECIFICATION

- Four bedrooms
- Detached
- Driveway parking
- Single garage
- Private rear garden
- Beautifully designed modern kitchen
- Sought-after location

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: E

GUIDE PRICE

Asking Price £500,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.