



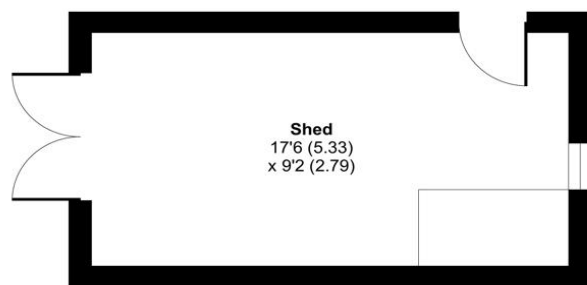
Boyatt Crescent, Allbrook, Hampshire, SO50 4LP





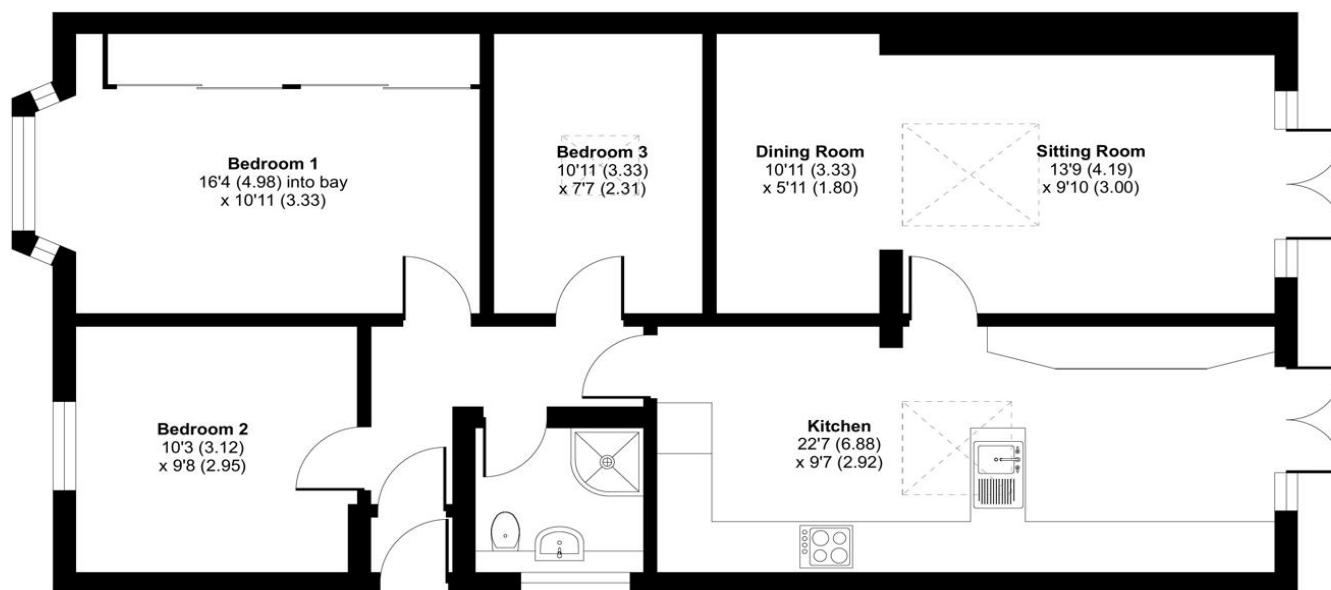
## ACCOMMODATION

Offered with no forward chain and situated in the leafy reaches of Allbrook, this three-bedroom semi-detached bungalow exudes a balanced blend of functionality and comfort. The exterior is graced by a well-maintained driveway alongside an attractively planted front garden. Upon entering, the interior displays a well-conceived living space. The layout seamlessly integrates a generously sized, open-plan sitting room with additional dining area, and a practical fitted kitchen equipped with contemporary appliances and ample storage, catering to the demands of modern living. Connected to the kitchen is the sitting/dining room fostering a sense of unity within the household and providing a space for relaxation or socialising. There are three bedrooms, each bathed in natural light from strategically placed windows, creating an inviting atmosphere and served by the contemporary shower room. The property further benefits from a large loft/roof space for extra storage, with the possibility of a conversion into a habitable room, depending on the relevant planning consents. Towards the rear of the property, a patio door opens up to a decked area with steps down to a private rear garden, serving as an ideal outdoor space for unwinding or hosting gatherings. The garden offers an opportunity for personalisation, whether envisioned as a lush retreat or an extension of the indoor living area. Adding to the practicality of the home is a convenient large shed, supplying extra space for storage and organization. This adaptable feature enhances the overall functionality of the property, accommodating the diverse needs of its occupants. In conclusion, this three-bedroom semi-detached bungalow with a driveway, rear garden, and storeroom reflects a practical design, providing a harmonious living experience where convenience and comfort seamlessly converge.



OUTBUILDING

Approximate Area = 945 sq ft / 87.7 sq m  
 Outbuilding = 160 sq ft / 14.8 sq m  
 Total = 1105 sq ft / 102.5 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1071445



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## SITUATION

Allbrook, a small village adjoining Otterbourne is midway between Winchester and Southampton, yet closer to Eastleigh and Chandler's Ford, where a range of shops and leisure facilities can be found. Winchester and Southampton, not far away, offer a more comprehensive range of shops and facilities. Allbrook offers excellent commutability to the M3 and M27, mainline stations at Eastleigh, Shawford or Winchester, whilst there is excellent catchment for local schools, including the renowned Thornden Secondary School. The thriving city of Winchester is only a short drive away and offers many famous attractions and amenities.





#### **SPECIFICATION**

- Semi-detached bungalow
- Popular village location
- Three bedrooms
- No forward chain
- Large open-plan sitting/dining room
- Modern shower room
- Driveway
- Large and private rear garden

#### **LOCAL AUTHORITY**

Eastleigh Borough Council

Council Tax Band - C

#### **GUIDE PRICE**

Guide Price £445,000

#### **TENURE**

Freehold