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Dunnings Lane, North Baddesley, Southampton, Hampshire, SO52 9GL



ACCOMMODATION

This exceptional detached bungalow sets a high standard with its immaculate presentation and array of features, making it a standout property. A side driveway offers ample parking providing both practicality and convenience. Upon entry, the accommodation impresses immediately. The front aspect boasts a charming dual-aspect sitting room alongside a separate and stunning modern kitchen/dining room featuring integrated appliances. The kitchen/dining room offers seamless access to the garden, enhancing the indoor-outdoor flow. The property comprises two superb double bedrooms complemented by a well-appointed four-piece family bathroom, ensuring comfortable living spaces throughout. Externally, the rear garden is mostly laid to lawn with flourishing shrubs and borders, along with a decked terrace area, perfect for alfresco dining. Additionally, a summer house adds to the outdoor appeal, perfect for use as an outdoor workshop, additional storage or to be converted to an outdoor work-from-home office. Side gated access to the garden further enhances the practicality and aesthetic charm of the property.

Approximate Area = 788 sq ft / 73.2 sq m Store = 43 sq ft / 3.9 sq m Outbuilding = 261 sq ft / 24.2 sq m Total = 1092 sq ft / 101.3 sq m For identification only - Not to scale Workshop 17'8 (5.38) x 9'6 (12.90) Store / Study 9'8 (2.95) x 9' (2.74) Store 10' (3.05) x 4'3 (1.30) OUTBUILDING **Energy Efficiency Rating** Current Potentia Very energy efficient - lower running costs (92+) A B 86 Kitchen / **Dining Room** (69-80) 20' (6.10) (55-68) x 9'6 (2.90) Bedroom 2 Ξ 12'8 (3.86) (39-54) x 8'4 (2.54) F (21-38) G -201 Not energy efficient - higher running costs England, Scotland & Wales EU Directive 2002/91/EC Sitting Room 21'1 (6.43) max x 11'2 (3.40) max Bedroom 1 13'1 (3.99) x 10'3 (3.13) **GROUND FLOOR**

SITUATION

Certified Property Measurer

North Baddesley is one of the largest villages in the South of England, sitting just 3 miles east of Romsey. It offers an abundance of local and community facilities – making it ideal for families – along with the cultural sites, retail opportunities and travel links that come with being so close to a main town. There's a GP practice, a community-run library, Emer Bog Nature Reserve, a large recreational ground for sports and outdoor activities and a choice of good schools within a two-mile radius.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024.

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SPECIFICATION

- Detached bungalow
- Spacious dual-aspect sitting room
- Kitchen/diner with integrated appliances
- Two double bedrooms
- Four-piece bathroom suite
- Enclosed rear garden
- Spacious outbuilding
- Driveway parking

Test Valley Borough Council Council tax Band: D

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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