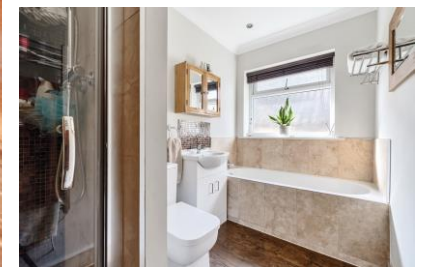


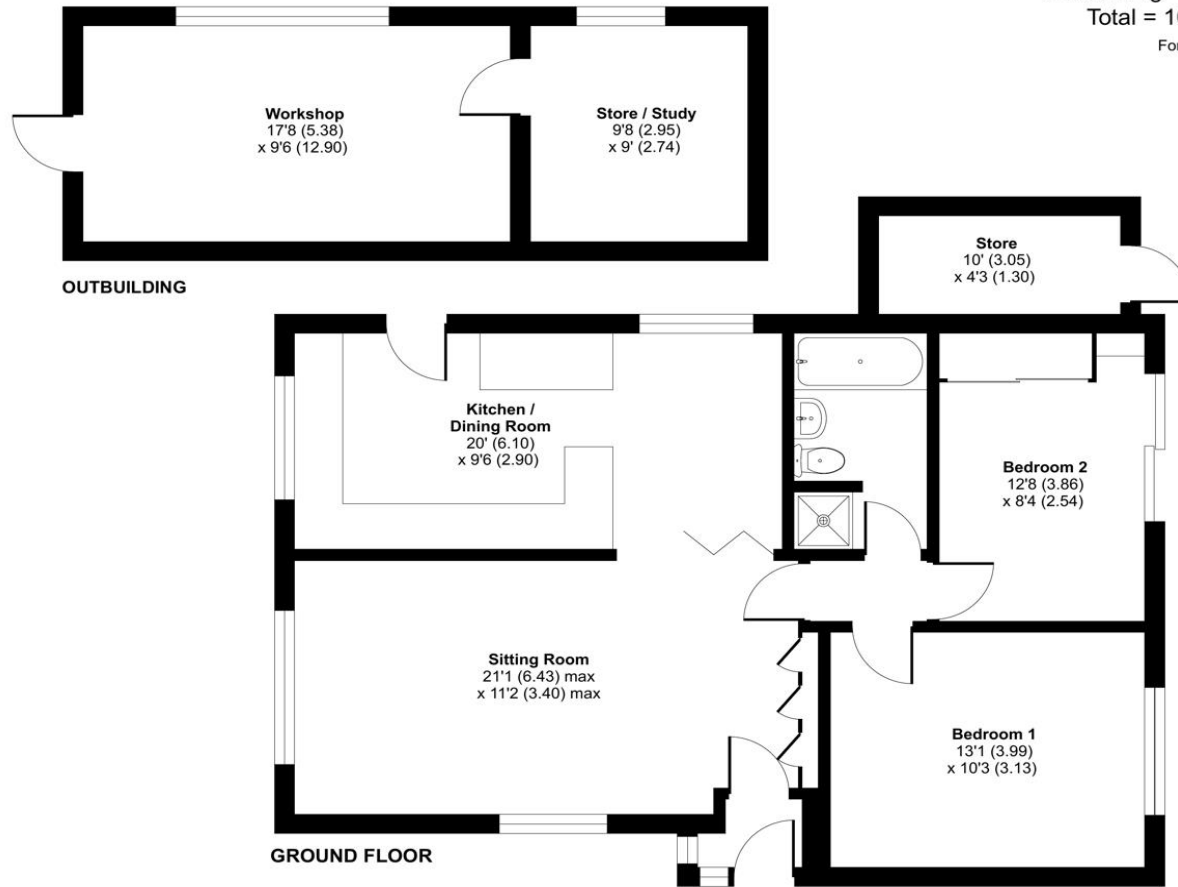


Dunnings Lane, North Baddesley, Southampton, Hampshire, SO52 9GL



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(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). © nlichecom 2024. Produced for Charters Estate Agents Limited. REF: 1088092



SITUATION

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.



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

LOCAL AUTHORITY

Test Valley Borough Council
Council tax Band: D

GUIDE PRICE

£425,000

TENURE

Freehold