



1a Ivenhoe Durley Street, Durley - SO32 2AA
OIEO £495,000

WHITE & GUARD

1a Ivenhoe Durley Street

Durley, Southampton

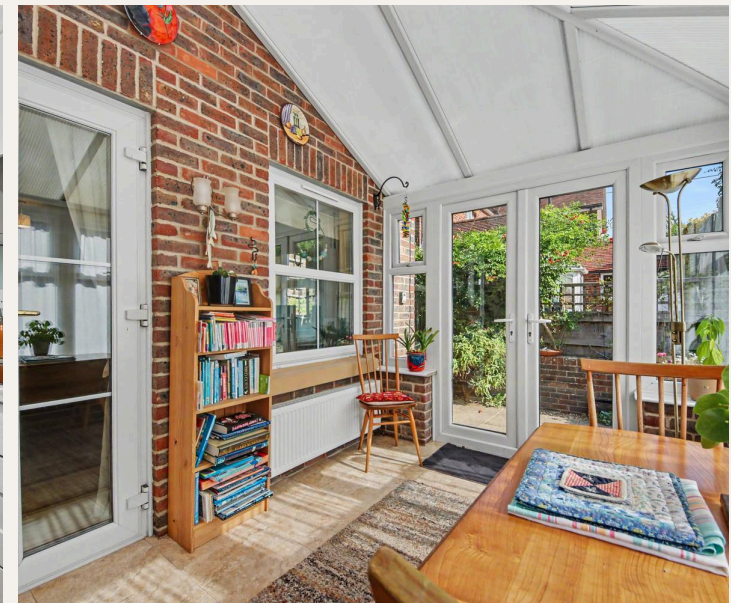
INTRODUCTION

A beautifully presented detached family home with driveway and a thoughtfully laid out, mature rear garden approaching 150ft. The house was built in 2006 to a traditional design to remain within keeping of the surrounding houses and certainly has a feel of space as well as a lovely flow throughout. On the ground floor the house has an inviting entrance hall, modern cloakroom, kitchen breakfast room, sitting/dining room and conservatory that enjoys view over the garden. On the first floor there are then three double bedrooms and stylishly finished bathroom. To fully appreciate everything that this super family home has to offer, in addition to its great location, an early viewing is undoubtedly a must.

LOCATION

The property is situated within the pretty village of Durley that benefits from a popular primary school, church, village hall and two well-renowned pubs. The neighbouring market town of Bishops Waltham is also only minutes away, as is neighbouring Botley which has a mainline railway station. Both the Cathedral City of Winchester and the Southampton Airport are just under half an hour away with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND E
- EPC RATING C
- FREEHOLD
- BUILT IN 2006
- THREE BEDROOM DETACHED HOME
- SITTING /DINING ROOM
- KITCHEN BREAKFAST ROOM
- 150FT MATURE REAR GARDEN
- DRIVEWAY WITH TWO ALLOCATED PARKING SPACES





INSIDE

The house is approached via the driveway that leads up to a double glazed front door that then takes you through to an inviting entrance hall, that has light Oak flooring, stairs to the first floor and a modern cloakroom. A door to one side then leads through to the kitchen/breakfast room that has a window to the front with the kitchen itself having been fitted with a matching range of wall and base units, breakfast bar and there are then a range of appliances including a Bosch fridge/freezer, plumbing and space for dishwasher, washing machine and tumble dryer, the room also has tiling and spotlights.

The house then has a lovely light and airy sitting room that is a dual aspect room, with Oak flooring, a gas fire to one wall and a set of French doors that then lead through to the conservatory. This room is a half brick-based room and enjoys pleasant views over the beautifully planted rear garden and has a door to the side that lead out onto the patio area.

On the first-floor landing there is access to the loft with a door that then leads through to the master bedroom that overlooks the front of the house and has fitted wardrobes along one wall. Bedrooms two, again a double room, enjoys views over the rear garden and also has fitted wardrobes with bedroom three also enjoying views over the garden and big enough for a double bed. The bathroom has been fitted with a modern suite comprising of a double width shower, wash hand basin set into a vanity unit with cupboards below, low level WC, heated towel rail, with the room also being fully tiled and having spotlights.

OUTSIDE

To the front of the property there is a driveway providing two allocated parking spaces along with raised selectively planted borders. To the rear the garden is approximately 150 ft in length with the garden having been thoughtfully landscaped and planted with a wide variety of mature flower, tree and shrubs, along with a summerhouse, a good-sized recently installed shed and further patio area, plus a greenhouse and vegetable patch at one end.



SERVICES: Gas, water, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

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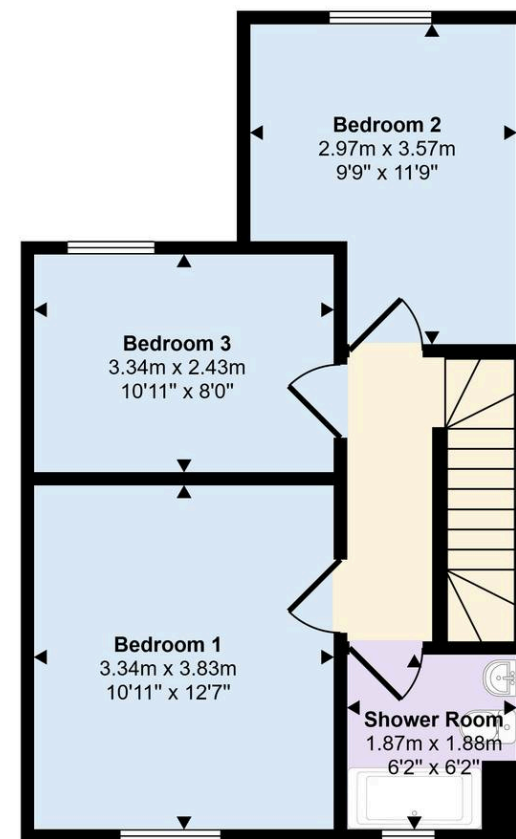
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Approx Gross Internal Area
96 sq m / 1033 sq ft



Ground Floor
Approx 54 sq m / 582 sq ft



First Floor
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.