



# 16 Boyatt Crescent, Allbrook, SO50 4LP

£575,000

A stunning three bedroom detached bungalow situated between Chandler's Ford and Winchester benefitting from a westerly facing rear aspect backing on to a wooded copse. The current owners have improved the property to create a wonderful open plan living area providing the hub of the home and incorporating a kitchen area and dining area that steps down to a sitting area that opens on to the rear garden. The master bedroom boasts an en suite with two further bedrooms sharing a four piece bathroom suite. Bedroom 2 is currently utilised as a snug to offer highlighting it's flexibility. Externally, there is a wonderful 68' rear garden which also benefits from a cabin providing a useful storage section and a separate gym section.

## ACCOMMODATION:

### Entrance Hall:

Access to loft space.

## OPEN PLAN LIVING SPACE:

### Kitchen/Dining Area:

24'6" x 13'7" (7.47m x 4.14m) Built in double oven, built in induction hob, fitted extractor hood, integrated dishwasher, space and plumbing for fridge freezer, space for table and chairs, tiled floor. Utility cupboard housing space and plumbing for washing machine and wall mounted boiler.

### Sitting Aea:

17'6" x 12'8" (5.33m x 3.86m) Vaulted ceiling, doors to rear garden.

### Bedroom 1:

11' plus bay x 10'7" max (3.35m plus bay x 3.23m max) Built in furniture incorporating hanging, cupboard and drawer space.

### En Suite:

7'4" max x 6'10" max (2.24m max x 2.08m max) Comprising shower in cubicle, wash hand basin and WC inset to vanity unit.

### Bedroom 2:

12'2" x 10'8" (3.71m x 3.25m) Range of built in furniture incorporating hanging and cupboard space plus a work surface/dressing table surface. This room is currently utilised as a guest bedroom and snug.

### Bedroom 3:

10'10" x 8'9" (3.30m x 2.67m) Fitted wardrobes and cupboard space.

### Bathroom:

9'10" x 9'4" (3.00m x 2.84m) Comprising bath, shower in cubicle, wash hand basin, WC, underfloor heating.

## OUTSIDE:

### Front:

Block paved driveway providing of road parking, planted beds, side access to rear garden.

### Rear Garden:

Measures approximately 68' x 37' and benefits from a pleasant westerly aspect backing on to a wooded copse and comprises paved patio area, water feature with fixed seating area, area laid to shingle, outside tap, area laid to artificial lawn, planted beds.

### Garden Building:

There is a superb outside garden room split into separate areas: The first is a really useful Store Room: 12'9" x 9'6" (3.89m x 2.90m) with power and light. The second area is currently utilised as a Gym: 9'8" x 9'7" (2.95m x 2.92m). This area is insulated and has underfloor heating.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1955

### Approximate Area:

1346sqft/125sqm (Including garage and outbuilding)

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating and underfloor heating in the open plan area of the property

### Windows:

UPVC double glazing

### Infant/Junior School:

Otterbourne Primary School

### Secondary School:

Thornden Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C

Ground Floor = 1124 sq ft / 104.4 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Outbuilding = 96 sq ft / 8.9 sq m  
 Total = 1346 sq ft / 125 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 84        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1116590

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