



# 5 Loughwood Close, Boyatt Wood, SO50 4QL

£350,000

Nestled in Loughwood Close, Boyatt Wood, this wonderful semi-detached house offers three generously sized bedrooms and a bathroom upstairs. The ground floor consists of a cloakroom, large sitting room which flows through the dining room into the kitchen across the back of the property. This property boasts a driveway leading up to the garage providing parking for 2 cars as well as a sizable, enclosed, private back garden.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

#### Cloakroom:

Matching white suite comprising wash basin, W.C.

#### Sitting Room:

17'5" x 14'2" (5.32m x 4.33m) Two built in storage cupboards.

#### Dining Room:

10'5" x 7'5" (3.17m x 2.25m)

#### Kitchen:

13'8" x 8'11" (4.17m x 2.71m) Range of units comprising gas hob and electric oven with extractor hood over, built-in dishwasher.

#### Utility Room:

9'10" x 6'10" (2.99m x 2.08m) Space for washing machine, tumble dryer and fridge freezer, also accommodating the boiler.

### FIRST FLOOR

#### Landing:

Hatch to loft space.

#### Bedroom 1:

14'9" x 10' (4.50m x 3.04m)

#### Bedroom 2:

11' x 8'5" (3.36m x 2.57m) Airing cupboard.

#### Bedroom 3:

11'8" x 6' (3.56m x 1.83m)

#### Bathroom:

White suite comprising wash basin with cupboard under, W.C., walk in shower cubicle with glazed screen, towel radiator.

### OUTSIDE

#### Front:

Area laid to lawn with driveway to garage.

#### Rear Garden:

Patio area with steps leading to lawned area and side access.

#### Garage:

Electric roller door.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1970's

#### Approximate Area:

86.6sqm/934sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Fully boarded with light connected

#### Infant/Junior School:

Shakespeare Infant/Junior School

#### Secondary School:

Crestwood Community School

#### Council Tax:

Band C

#### Local Council:

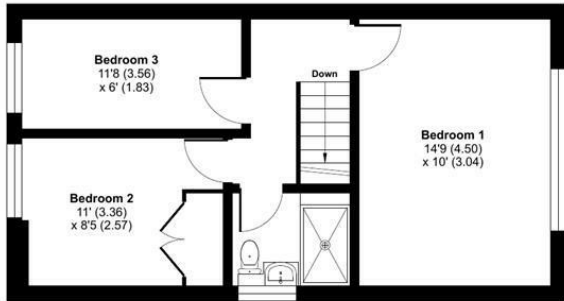
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#### Agents Note:

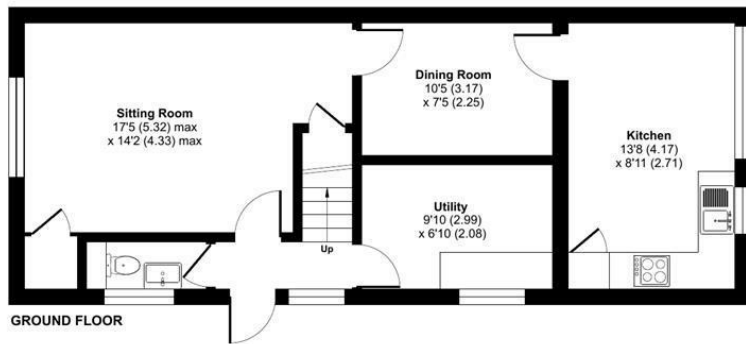
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Ground Floor = 536 sq ft / 49.7 sq m  
 First Floor = 398 sq ft / 36.9 sq m  
 Total = 934 sq ft / 86.6 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 80        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 47                      |           |
| (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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2025. Produced for Sparks Ellison. REF: 1267960

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