

7 Goodwood Close

Alton, Hampshire, GU34 2TX

Price £510,000

wpr



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- Favoured 'Racecourse' area
- Walks on Windmill Hill nearby
- High Street 0.85 mile drive - less on foot
- Alton Station - Waterloo min. 69 minutes

Nestling with a sheltered southerly rear aspect at the end of a cul-de-sac, a 1988 Bryant Homes detached family house with extensive 4 bedroom accommodation, an en-suite, refitted dining kitchen, utility room, conservatory, garage and off-road parking for multiple cars

- Bay fronted sitting room
- Refitted dining kitchen & utility
- Conservatory, cloaks & hall
- 4 bedrooms (3 doubles)
- Wet room & bathroom
- Garage + ample parking
- Easily kept gardens

DESCRIPTION

Extended in earlier years, since 2013 the present owner has greatly enhanced the house. The dining kitchen, resplendent in high gloss white with soft closers and chrome handles, is integrated with twin deep-bowled sinks within Galaxy style granite worktops, a Leisure range cooker (5 burner gas hob, electric ovens below) a matching vented hood, a peninsula and extensive units. The cream livery utility room has similar fittings with a Butler sink, an integrated fridge/freezer and spaces for washing machine and tumble dryer. Upstairs, an en-suite wet room has been created, with a white suite similar to the bathroom, a walk-in shower with an Aqualisa fitting, vanity drawers, downlighting and a shaver socket. Also there are space-saving fitted double wardrobes in bedroom 3 and 4, the latter being an ideal study. The rear of the house and lawned garden and sun terrace enjoy the southerly aspect also having a garden shed, bin area and tap.



Further benefits include uPVC double glazing with trickle vents, white sanitaryware (Aqualisa shower fitting also to the bathroom), cavity wall insulation and a gas heating system with radiators, majority TRVs and a Potterton Promax SL boiler. Majority smooth finished coved ceilings and white panelled internal doors with satin chrome handles are also in evidence.

LOCATION

The property lies in a small close near to a green adjoining Kempton Close. A footpath enables a shorter route to Alton town centre via Mount Pleasant Road. The close consists of a varying array of different styled and sized detached houses with two small greens lying towards the elevated southerly country outskirts of Alton. The house also has access to country walks with a further network of footpaths leading to other parts of the town. This south west corner of Alton also has The Butts - a historic green, the venue of the annual Victorian Cricket Match, The Butts Primary School, Alton Sports Centre, Chawton Park Doctors Surgery, the French Horn Inn and Jubilee playing fields. In the best traditions of a country town, Alton retains weekly and farmers open air market events and provides family and multiple shops (High Street within 0.85 mile drive) including Boots, Iceland, M&S, Sainsbury's and Waitrose stores, senior and Alton School, an FE college, churches, a station (Waterloo line), retail park, fitness clubs and, on the outskirts, two golf courses.

DIRECTIONS

From the Sainsbury's mini-roundabout on Drayman's Way, proceed towards the train station to the next mini-roundabout and turn right on to Lower Turk Street. Then turn first right up Turk Street becoming Windmill Hill after the railway bridge. At the top, turn right into The Ridgeway. Then turn fourth right into Goodwood Close. Turn first left. The house is along on the left.

SERVICES

All mains services.

COUNCIL TAX

Band E - East Hampshire District Council.



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VIEWING

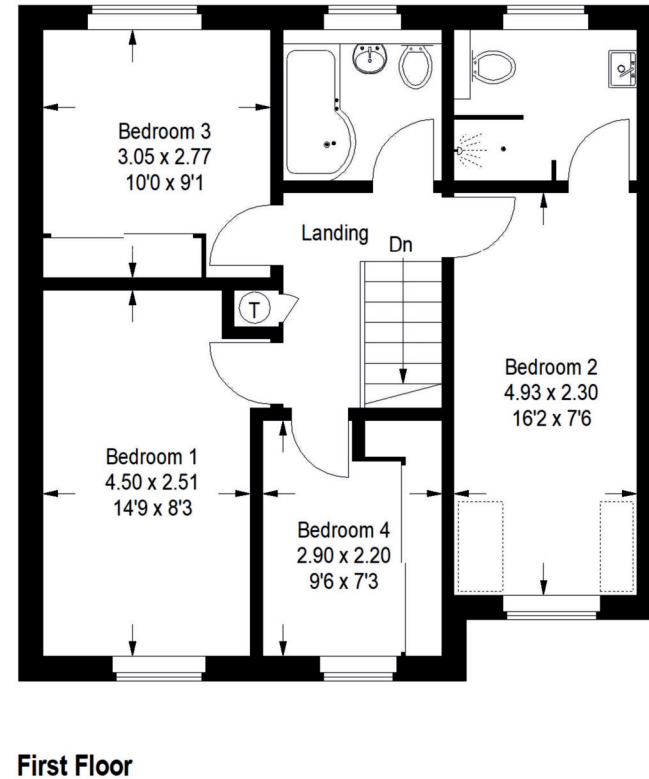
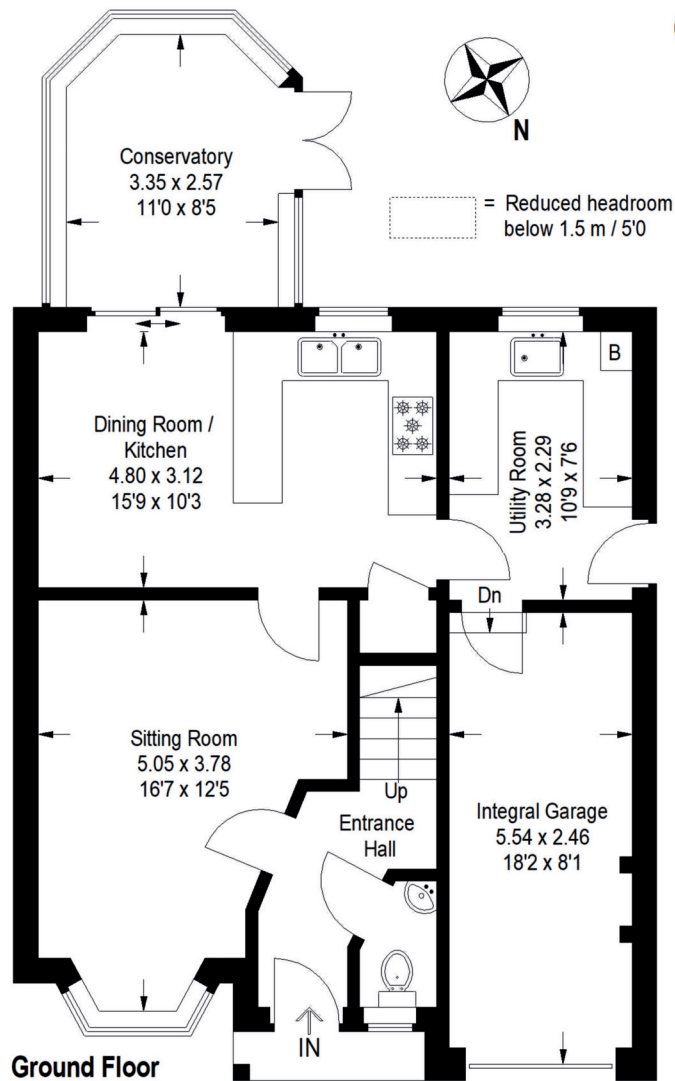
Strictly by prior appointment with Warren Powell-Richards



Goodwood Close

Approximate Gross Internal Area
 Ground Floor = 70.6 sq m / 760 sq ft
 (Including Integral Garage)
 First Floor = 54.4 sq m / 586 sq ft
 Total = 125 sq m / 1346 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
		67	81
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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