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RICHMONDS

32 Way Field Close, Botley, Southampton, SO32 2GD

£450,000

Situated in the popular Boorley Park development and fortunate enough to have views across open woodland is this 4 bedroom detached home which is arranged over three floors. It has been beautifully maintained by the current owners offering bright and spacious, well laid out accommodation which comprises: a fully integrated kitchen/breakfast room, lounge/dining room which overlooks the rear garden and a ground floor cloakroom. On the first floor are two double bedrooms, a well-proportioned further bedroom and family bathroom. The master bedroom can be found on the top floor with en-suite shower room. Outside there is off road parking and the garage has been partitioned and there is a storage area to the front and gym at the rear.

Accommodation

Entrance hallway:	Built-in storage cupboard, stairs leading to the first floor
Cloakroom:	WC, wash hand basin
Kitchen/breakfast room:	15' 9" x 10' 6" (4.80m x 3.20m) Wall and base units. There is a built-in double oven, gas hob with extractor over and integrated appliances including a fridge/freezer, dishwasher and washing machine. Bay window
Lounge/Dining room:	17' 1" x 12' 1" (5.20m x 3.68m) Window to the rear, French doors opening out to the garden and an understairs storage cupboard

First Floor Landing

Bedroom 2:	13' 1" x 10' 0" (3.98m x 3.05m) Window, radiator
Bedroom 3:	12' 2" x 10' 0" (3.71m x 3.05m) Window, radiator
Bedroom 4:	10'0" x 7'0" (3.0m x 2.1m) Window, radiator
Bathroom:	Modern family bathroom comprises a panel enclosed bath with shower over, wash hand basin, WC and a window to the front.

Second Floor

Bedroom 1:	21' 9" x 17' 0" (6.62m x 5.18m) Built in wardrobe, Dormer windows, radiator
Ensuite:	Modern en-suite comprising a shower cubicle, wash hand basin, WC

Outside

Front:	Off road parking and access to the front storage area of the garage
Rear:	Landscaped rear garden with raised flower beds, lawned area and patio. Storage shed and access to the garage
Garage:	The garage has been partially converted to create a gym area to the rear and storage to the front.

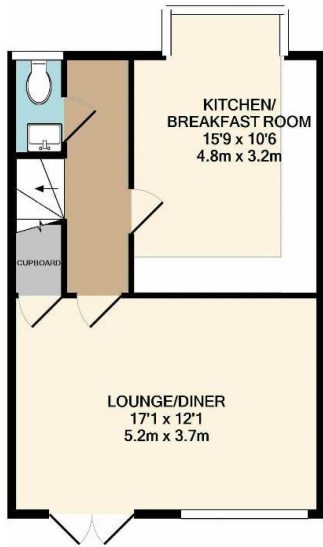
Other Information

Tenure:	Freehold
Approximate age:	2019
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft:	Insulated
Sellers position:	Downsizing locally

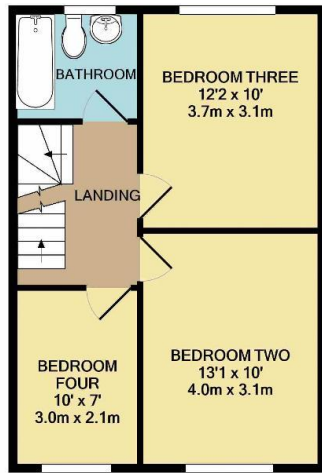
Local Information

Council tax:	Band E
Local Authority:	Eastleigh Borough Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

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