

VENDITUM

RESIDENTIAL SALES

EST. 2004



2 Batchelor Way

Downton, SP5 3FN

£400,000



A beautifully presented three bedroom detached property occupying an enviable plot within this sought after development. 2 Batchelor Way is a well finished modern home which has been refined and improved by its current owners. The property is well proportioned and laid out and is well suited to modern family living, the accommodation comprises entrance hall, sitting room, 7m kitchen overlooking the rear garden, master bedroom with en-suite, two further bedrooms, bathroom and cloakroom. Outside the property enjoys a lovely private front and rear garden with great levels of storage and driveway parking for two vehicles, the property adjoins open farmland and has lovely views to the rear. Located in the village of Downton the house is well placed for a host of amenities including very popular schools, shops, cafes and church, doctors/dentist and public houses. This thriving village provides fantastic access to the New Forest, South Coast and Salisbury. An early internal viewing is essential.



Directions

From Salisbury proceed to Downton on the A338. On entering the village proceed straight over the roundabout turning right into Batchelor Way where number two can be found after a short time on your right.

Front Door to:

Entrance Hall

Stairs to first floor with generous storage under.

Cloakroom

White low level WC and pedestal basin with tiled splashbacks, radiator, extractor fan and obscure double glazed window.

Sitting Room 14'5" x 12'0" (4.4m x 3.68m)

Double glazed bay window to front and double glazed window to side. Radiators and television aerial points.

Kitchen/Dining Room 23'6" x 9'0" (7.18m x 2.75m)

Matching gloss fronted wall and base units with quartz worksurface over. Inset stainless steel sink unit with mixer tap. Integral AEG gas hob, electric oven, extractor hood, dishwasher, fridge/freezer and washing machine. Additional range of matching full height larder style storage. Wall mounted gas boiler, radiator, double glazed windows and doors overlooking the rear garden. Ceiling spotlights.

First Floor Landing

Double glazed window to side, full height linen cupboard and access to loft space.

Bedroom One 11'11" x 9'8" (3.65m x 2.95m)

Twin double glazed windows to front aspect, built in double wardrobe with sliding doors and radiator.

En-Suite – White suite comprising WC, basin and tiled shower enclosure. Tiled splashbacks, radiator, obscure double glazed window and extractor fan.

Bedroom Two 8'4" x 9'4" extending to 11'5" (2.55m x 2.85m extending to 3.5m)

Double glazed window to rear aspect with lovely countryside views, radiator.

Bedroom Three 9'4" x 8'0" (2.85m x 2.45m)

Double glazed window to rear aspect with countryside views. Radiator.

Bathroom 12'7" x 9'8" (3.85m x 2.95m)

White suite comprising push button WC, pedestal basin and panelled bath with shower screen, tiled splashbacks, obscure double glazed window and radiator.

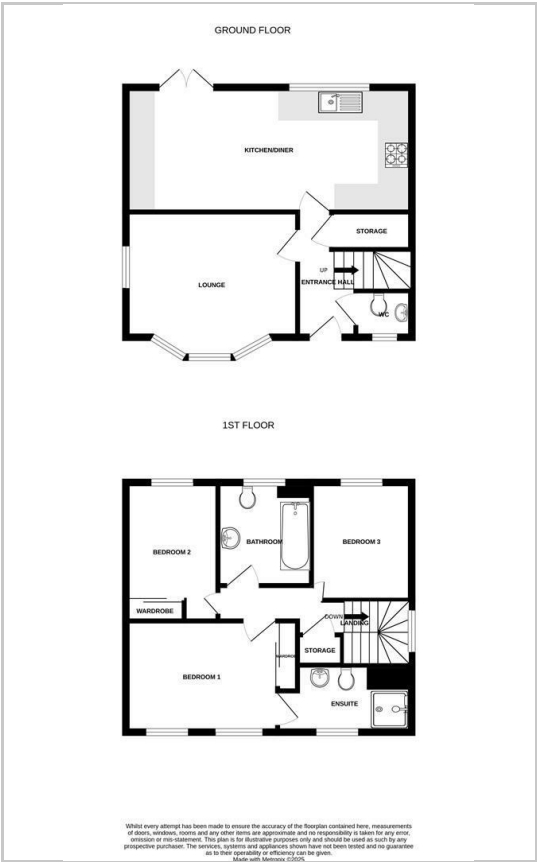
Outside

To the front of the house is a small area and lawn enclosed by Beech hedge. Range of mature planting. The rear garden is very well enclosed by wooden fencing and wall. Outside the kitchen is a full width patio area with feature path to rear. Raised flower beds and range of further planting. Toward the far end of the garden are two sheds, hidden storage area to the side. To the rear of the property is a double depth drive with space for two cars comfortably.

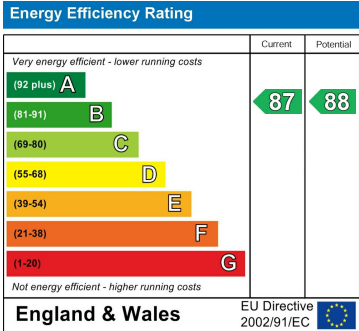
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.