

**Conifer Close, Alresford
CO7 8AW
Offers in the Region Of £300,000
Freehold**





- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS LOUNGE
- CONSERVATORY
- FITTED KITCHEN
- BATHROOM
- SOUTH FACING REAR GARDEN
- PRIVATE CUL-DE-SAC
- WALKING DISTANCE TO TRAIN STATION
- GARAGE

**** DETACHED THREE BEDROOM BUNGALOW IN A QUIET LOCATION ****

This delightful detached bungalow, nestled in a private cul-de-sac, is ideal for families looking for a peaceful retreat. The property boasts a spacious lounge which leads onto a fantastic conservatory that overlooks the South facing rear garden. The bungalow further benefits from a well-designed fitted kitchen, equipped to meet all your culinary needs.

The three bedrooms, with two of them being doubles and a single allow for a flexible living arrangement to suit a range of needs. The South facing rear garden is laid to lawn with a patio area and low maintenance hard landscaped borders ideal for more enjoyment with minimal upkeep. To complete this property there is a single garage.

You are ideally located on the edge of the village of Alresford, within walking distance to local shops and amenities and the train station with its direct links to London Liverpool Street. This property is a perfect blend of tranquillity and convenience, offering a unique lifestyle for its future owners. With its fantastic location, ample living spaces, and unique features, this bungalow is truly a rare find.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed entrance door, carpet flooring, centre and wall lights, radiator, storage cupboard.

LOUNGE

18' 1" x 13' 3" (5.51m x 4.04m)

Patio doors leading to conservatory, window to side aspect, carpet flooring, centre and wall lights, radiator.

CONSERVATORY

11' 2" x 10' 6" (3.40m x 3.20m)

Door leading to rear garden, windows to rear and side aspects, carpet flooring, wall mounted lights, radiator.

KITCHEN

11' 1" x 7' 0" (3.38m x 2.13m)

Window to front aspect, carpet flooring, centre light, radiator. Range of country style wall and base units with contrasting marble effect work top, 1½ bowl ceramic sink/drain, integrated dishwasher, electric hob with extractor over and oven, space for washing machine and fridge/freezer, partially tiled walls.

BEDROOM ONE

13' 5" x 8' 6" (4.09m x 2.59m)

Window to rear aspect, carpet flooring, centre and wall mounted lights, radiator, fitted wardrobes.

BEDROOM TWO

8' 6" x 7' 4" (2.59m x 2.23m)

Window to front aspect, carpet flooring, centre light, radiator. This room is currently used as a home office.



BEDROOM THREE

10' 4" x 6' 4" (3.15m x 1.93m)

Window to rear aspect, carpet flooring, centre light, radiator.

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m)

Obscured window to front aspect, tiled flooring, centre light. Panelled bath, low level WC, vanity unit hand basin and separate shower enclosure, heated towel rail.

EXTERIOR

FRONT

Hard standing to front providing off street parking, side access to garden, garage.

REAR

South facing rear garden laid to lawn, patio, low maintenance borders, access to garage.

GARAGE

17' 6" x 8' 8" (5.33m x 2.64m)

Up and over door, courtesy door with access to garden, window to rear, light and power.

AGENT'S NOTE

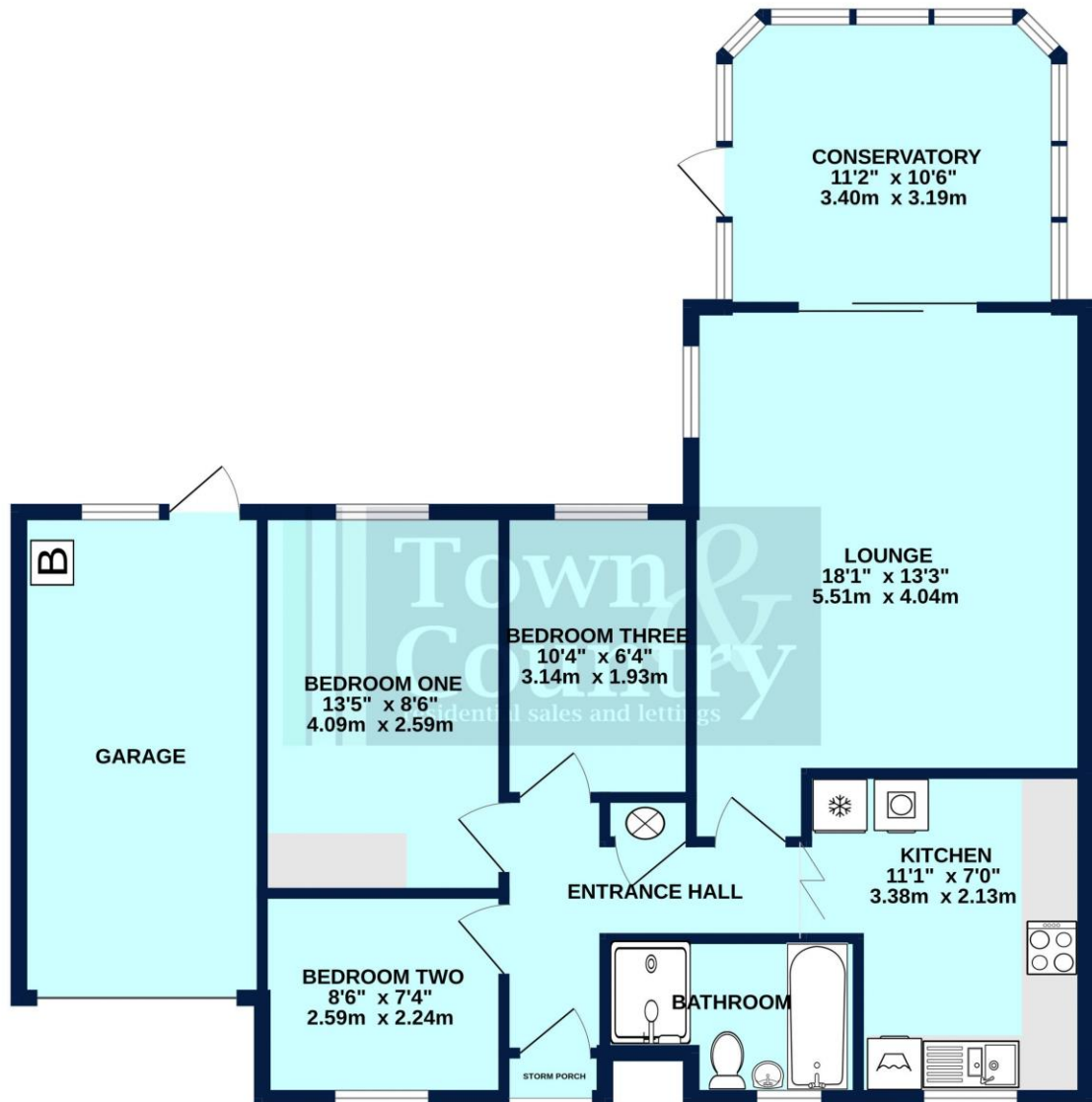
The private road is jointly maintained between the five properties located there.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

989 sq.ft. (91.9 sq.m.) approx.



CONIFER CLOSE

TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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