



Breamore Close - £675,000

Stanford
Est 2005



7 Breamore Close, Boyatt Wood, Eastleigh, SO50 4QB

Asking Price £675,000

Stanford Estate Agents are pleased to offer to the market this rarely available, substantial, detached bungalow occupying a great plot in a sought-after location in Boyatt Wood. Benefitting from four double bedrooms, detached double garage and ample off road parking this property requires an internal viewing to be fully appreciated.

Accommodation comprises of a fantastic entrance hall that offers a warm, opening welcome to set the tone for the rest of the property. The principal bedroom is set to the front of the house and consists of a double bedroom with separate walk in dressing room offering fully built in wardrobes, dressing tables and drawers. The dressing room leads to a four piece ensuite facility. The kitchen has a door to the garden and offers ample wall and base units for storage as well as fitted appliances such as dishwasher, fridge/freezer and washing machine. A useful island doubles as a breakfast bar with further storage cupboards underneath. The living room is located to the rear of the property and spans an impressive 24ft and benefits further from an open fire and sliding doors to the purpose built conservatory that's the perfect place to enjoy an evening meal (or glass of well earned wine) whilst overlooking the garden. The remainder of the property consists of three double bedrooms all benefitting from fitted wardrobes and bedroom two having direct access via sliding doors to the rear garden. All of these bedrooms are serviced via the four piece family bathroom.

Externally the property occupies an enviable plot and location in Boyatt Wood and upon approach you'll see the kerb appeal the property has to offer immediately. To the front is a paved driveway offering ample off road parking for several vehicles and a detached double garage with electric door, the garage has power and light and can also be accessed to the side from the garden.

The rear is of a size rarely found locally and offers not just size but privacy! The garden is fully secure and made up of a large lawn with shrub borders and flowerbeds whilst also offering a large brick paved entertaining area ensuring the garden can be enjoyed for all purposes.

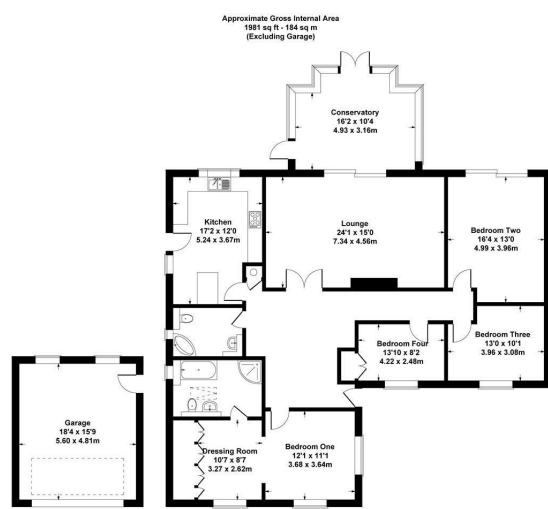
Properties of this size, in this location are rarely available and with the finish and prospect of no forward chain being offered by the sellers we think this property is one not to be missed!

Further Information:

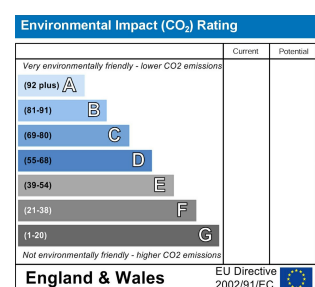
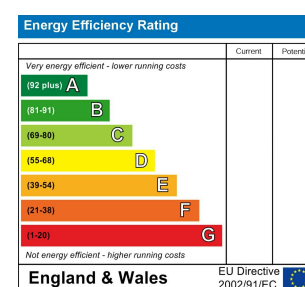
- Local Council: Eastleigh Borough Council
- Council Tax Band: E
- EPC Rating: C -72
- Local Primary School: Shakespeare Infant & Junior School
- Local Secondary School: Crestwood community School
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Double Garage & Driveway
- Sellers Position: No Forward Chain
- Viewing: By Appointment

Local Information:

Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. It's located a short walk from the town centre of Eastleigh, however, has its own array of amenities such as post office, shops and doctors. Local schools come highly regarded and are well sought out by residents. Large playing fields and local woodlands are all moments away offering semi rural walks to as far as Winchester.



While every effort has been made to ensure the accuracy of the floor plan measurements of areas and rooms and to ensure they are as representative as possible, they are not intended as a guarantee. These plans are for information only and should not be relied upon for any purpose. The actual dimensions of the property may vary slightly from those shown on the floor plan. The seller does not warrant the accuracy of the floor plan and the buyer should verify the dimensions of the property before purchase.



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