

Snowden Close - £600,000

Stanford
Est 2005









8 Snowden Close, Rownhams, Southampton, SO16 8NS

Offers In Excess Of £600,000

Stanford Estate Agents are delighted to present this spacious, detached family home, situated in a quiet cul-de-sac in the sought after Broadleaf Park development. Built in 2023 by Taylor Wimpey this property is immaculate throughout and boasts four double bedrooms, en-suite, family bathroom, stylish 15ft kitchen, three reception rooms, garage and driveway parking.

Entrance Hall:
Smooth plaster ceiling, stairs leading to the first floor, radiator, access to all rooms including two useful storage cupboards, wood effect flooring.

Kitchen: (15'6" x 10'11")
Smooth plaster ceiling, double glazed window to front aspect, radiator, double doors leading into the dining room and wood effect flooring. Fitted with a range of modern wall and base level units with plinth lighting and ample worksurfaces, stainless steel sink and drainer with mixer tap. integrated appliances comprising 5-ring gas hob with extractor over, electric double oven, fridge/freezer, extractor fan.

Dining Room: (12'10" x 10'8")
Smooth plaster ceiling, double glazed double doors leading to the rear garden with matching side windows, radiator and wood effect flooring.

Sitting Room: (15'6" x 12'10")
Smooth plaster ceiling, double glazed double doors leading to rear garden with matching side windows, radiator, carpet flooring.

Cloakroom/Utility Room: (8'8" x 5'4")
Smooth plaster ceiling, a range of base units with integrated washing machine, space and plumbing for a tumble dryer, sink with mixer tap, low level WC, radiator, extractor fan and wood effect flooring.

Family Room/Study: (9'11" x 8'8")
Smooth plaster ceiling, double glazed window to front aspect, radiator and carpet flooring.

First Floor Landing:
Smooth plaster ceiling, access to all rooms, airing cupboard and loft via a hatch, radiator and carpet flooring.

Master Bedroom: (16'2" x 11'10")
Smooth plaster ceiling, double glazed window to front aspect, built in wardrobes, radiator and carpet flooring.

En-Suite: (6'7" x 4'10")
Smooth plaster ceiling, obscure double glazed window to front aspect, suite comprising double width shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two: (13'3" x 11' to wardrobe)
Smooth plaster ceiling, double glazed window to rear aspect, built in wardrobes, radiator and carpet flooring.

Bedroom Three: (11'0 x 10'11" to wardrobe)
Smooth plaster ceiling, double glazed window to front aspect, built in wardrobes, radiator, and carpet flooring.

Bedroom Four: (12'4" x 8'3")
Smooth plaster ceiling, double glazed window to rear aspect, radiator and carpet flooring.

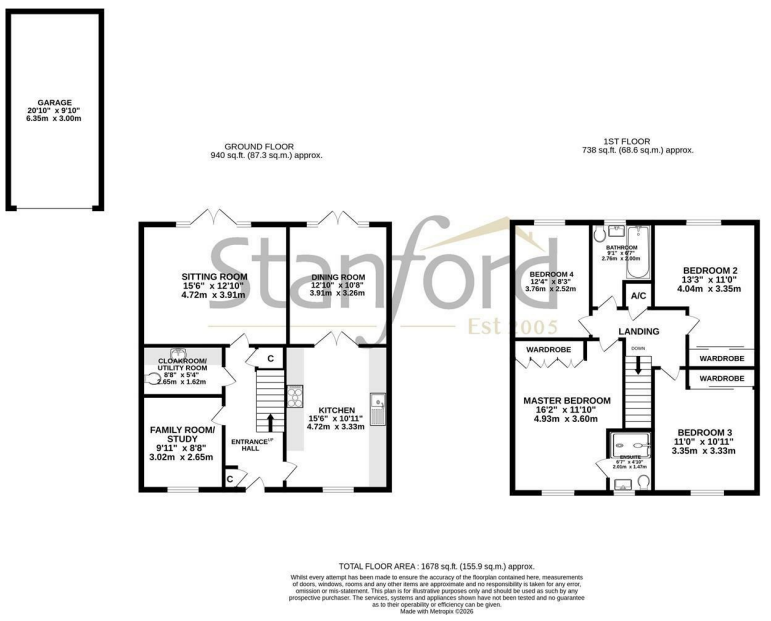
Family Bathroom: (9'1" x 6'7")
Smooth plaster ceiling, obscure double glazed window to rear aspect, suite comprising panel enclosed bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Front Garden:
Laid to lawn with footpath and steps leading to the front door. There is a side driveway providing off road parking for multiple cars and access to the garage.

Garage: (20'10" x 9'10")
Up and over door with power and lighting.

Rear Garden:
Landscaped and sunny aspect rear garden laid to lawn with an extended patio providing multiple seating and entertaining areas with flower bed borders and wall boundary to the rear providing privacy.

Other Information:
Local Council: Test Valley
Council Tax Band: F
Sellers Position: Looking To Purchase A Property.
Estate Charge: £347.58 Per Annum



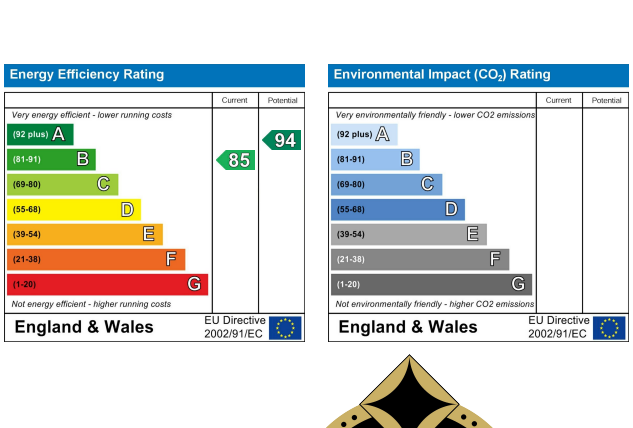












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