



Sweep Dreams, Stapleford Lane,  
Southampton, Hampshire SO32 2BU

£485,000 Freehold

We are delighted to offer this detached family home set in a semi rural location in Durley. The ground floor accommodation comprises of; entrance hallway, downstairs cloakroom, kitchen/breakfast room and a 'L shaped' lounge/dining room measuring 17'8" max x 19'8" max. On the first floor the house offers three double bedrooms, the master bedroom has an en-suite and a family bathroom. Outside there are front and rear gardens and a double-parking area is located to the rear which is accessed via a private driveway. Viewing is highly recommended to appreciate this property and its setting.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







## Overview

- DETACHED FAMILY HOME
- DURLEY LOCATION
- FRONT AND REAR GARDEN
- SEMI RURAL SETTING
- MASTER BEDROOM WITH EN-SUITE
- LOUNGE / DINING ROOM MEASURING 19'8" X 17'8" MAX
- SOLD WITH NO FORWARD CHAIN
- VIEWING ESSENTIAL



Door into:  
**Entrance Porch**  
Leading into.

**Entrance Hallway**  
Stairs leading to first floor, doors leading to all rooms.

**Downstairs Cloakroom**  
Low level w/c, corner wash hand basin, Upvc double glazed window to front elevation.

**Lounge / Dining Room 17'8" max x 19'8" max**  
Upvc double glazed doors leading to rear garden, further double glazed window to rear elevation, double panel radiators, smooth finish ceiling with inset spot lights, fireplace with feature surround.

**Kitchen / Breakfast Room 15'2" max x 9'4" max**  
Stainless steel single drainer sink unit with cupboard under, further range of floor and wall mounted units with a range of built in appliances. Built in oven and gas hob with extractor over. Upvc double glazed window to front elevation and door leading to side, smooth finish ceiling with inset spotlights.

**Landing**  
Doors leading to all rooms.

**Bedroom One 11'5" max x 13'1" max**  
Twin Upvc double glazed window to front elevation, double panel radiator, coved ceiling with inset spotlights, doors leading to double wardrobe.

**En Suite Bathroom 8'1" max x 5'9" max**  
Modern white suite comprising of walk-in double shower, low level w/c, pedestal wash hand basin, complimentary tiling. Upvc double glazed window to front elevation, double panel radiator.

**Bedroom Two 14'9" max into recess x 9'6" max**  
Upvc double glazed window to rear elevation, radiator, smooth finish ceiling and inset spotlights.

**Bedroom Three 9'4" max x 9'2" max**  
Upvc double glazed window to rear elevation, radiator, smooth finish ceiling and inset spotlights, built in wardrobe / cupboard.

**Family Bathroom 8'7" max x 7'8" max**  
Modern bathroom comprising of; panel bath with shower over, pedestal wash hand basin, low level w/c, complimentary tiling, Upvc double glazed window to side elevation, smooth finish ceiling with inset spotlights.

**Front and Rear Gardens**  
Rear Garden is mainly laid to lawn with a sun patio, gated access leads to the double parking area which is accessed via a private driveway. To the front the garden is laid to lawn with mature shrub borders and side access.

**Off Road Parking For 2 Cars**

**Sales Disclaimer (OVM)**  
These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.