

Hellards



At home in Alresford

22 Nursery Road

ALRESFORD, HAMPSHIRE, SO24 9JT

Asking Price £525,000

- Extended Family Home in Popular Road
- Convenient for Schools and Town Centre
- Dining Room and Study Extension
- Four Bedrooms and Two Bathrooms
- Utility Room and Workshop/Store Room
- Attractive South-Facing Lawned Garden

A spacious family home that has been extended on the ground floor to create a generous dining space and study, a shower room and workshop/store room. This well-presented four bedroom house is conveniently located within easy walking distance of the town centre and local schools, and has driveway parking for two/three cars and an attractive south-facing garden.

The property is approached from the driveway. The front door opens to the entrance hall, which has been extended to the front, to create a room with a welcoming feel, and space for coats and shoes storage. To the right is a workshop/store room, with double doors to the driveway. To the left is the sitting room, which has exposed floorboards and a gas-effect fire in a painted wood surround. The kitchen has tiled flooring and a range of storage units and drawers, with granite worktops and tiling above. Included is a built-in oven with electric hob and filter hood above, a built-in microwave oven and dishwasher, and a 1 ½ bowl stainless steel sink. An opening leads through to the light and airy dining room extension, which has Velux windows and French doors to the garden. There is a study/family room, a utility room with wall-mounted boiler, and a shower room.





Upstairs, on the landing is an airing cupboard and loft access hatch. The main bedroom is at the front and has a built-in wardrobe. The second bedroom also has a built-in wardrobe and a view of the garden. The third bedroom has been created over the side extension and has some eaves storage. There is a fourth, single bedroom and a bathroom with white suite.

Outside, there is driveway parking for two/three cars, and a passageway to the right hand side of the house that leads to a gate and through to the delightful south-facing rear garden. A seating terrace adjoins the rear of the house, with some steps leading up to a lawned garden with shrub borders and a garden shed. There are solar panels on the rear roof, which help keep energy bills lower.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.



SERVICES

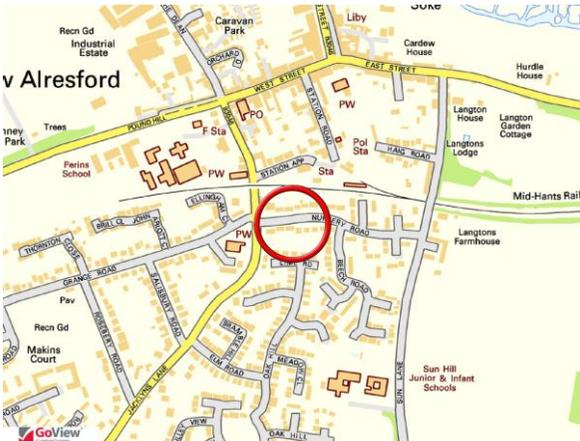
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

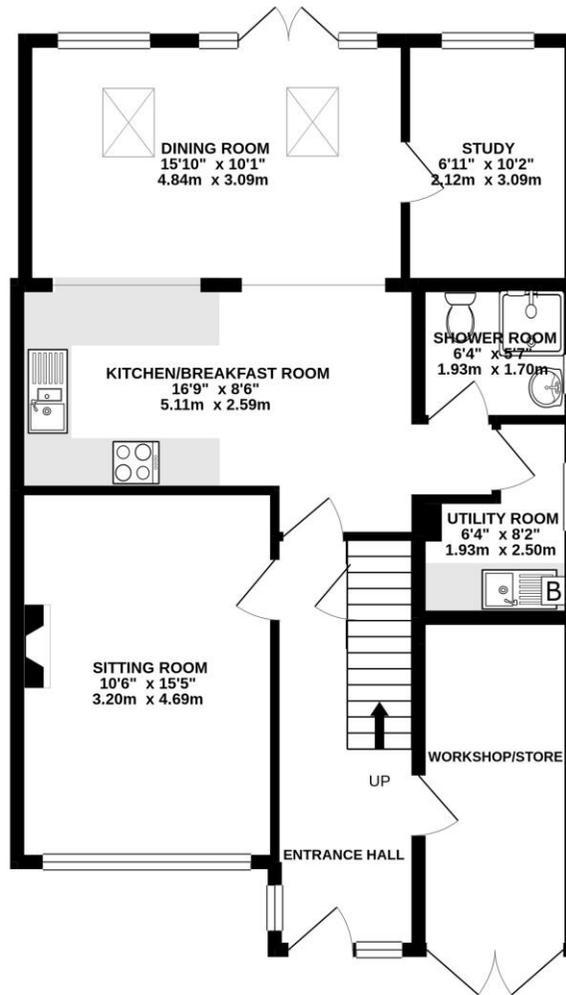
Winchester City Council
Council Tax Band: D

DIRECTIONS

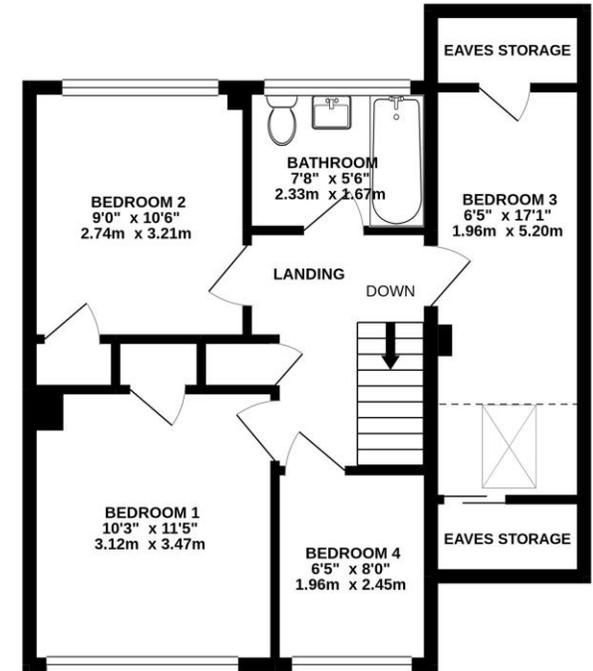
From our office in the centre of Alresford proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, and then turn left into Nursery Road. No. 22 will be found a little way along on the right hand side.



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	81
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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 floor plans are included, they are for guidance only 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.

