



**15 Durrant Way**  
*Sway, SO41 6DQ*

 SPENCERS





*A lovely three-bedroom detached family home offered to the market with no onward chain and versatile accommodation with the further benefit of an integral garage and off-street parking for a couple of cars and ideally located in a popular residential cul-de-sac within touching distance of sway village.*

## The Property

You enter the property via the main front door into a welcoming hallway that provides access to all downstairs accommodation and stairs leading to the first floor.

A door immediately on your left takes you into a bright and airy sitting room with feature fireplace. A further door from the hallway takes you through to the kitchen where you have an array of both base and eye level units and space for a cooker, dishwasher and fridge freezer. A door at one end of the kitchen takes you through to a downstairs W/C and access into the garage as well as a side door to the outside.

A useful dining room sits from the kitchen giving superb dining and entertaining space with a further door leading to a conservatory providing views over the garden along with double doors leading out to the grounds.

Stairs from the hallway lead up to the first-floor landing where all the double bedroom accommodation can be found. Bedroom one sits to the front of the house providing a useful inbuilt storage cupboard.

Bedroom two sits to the rear of the property which equally provides inbuilt storage cupboards and bedroom three also provides views to the front of the house and has access to a storage cupboard.

**£650,000**



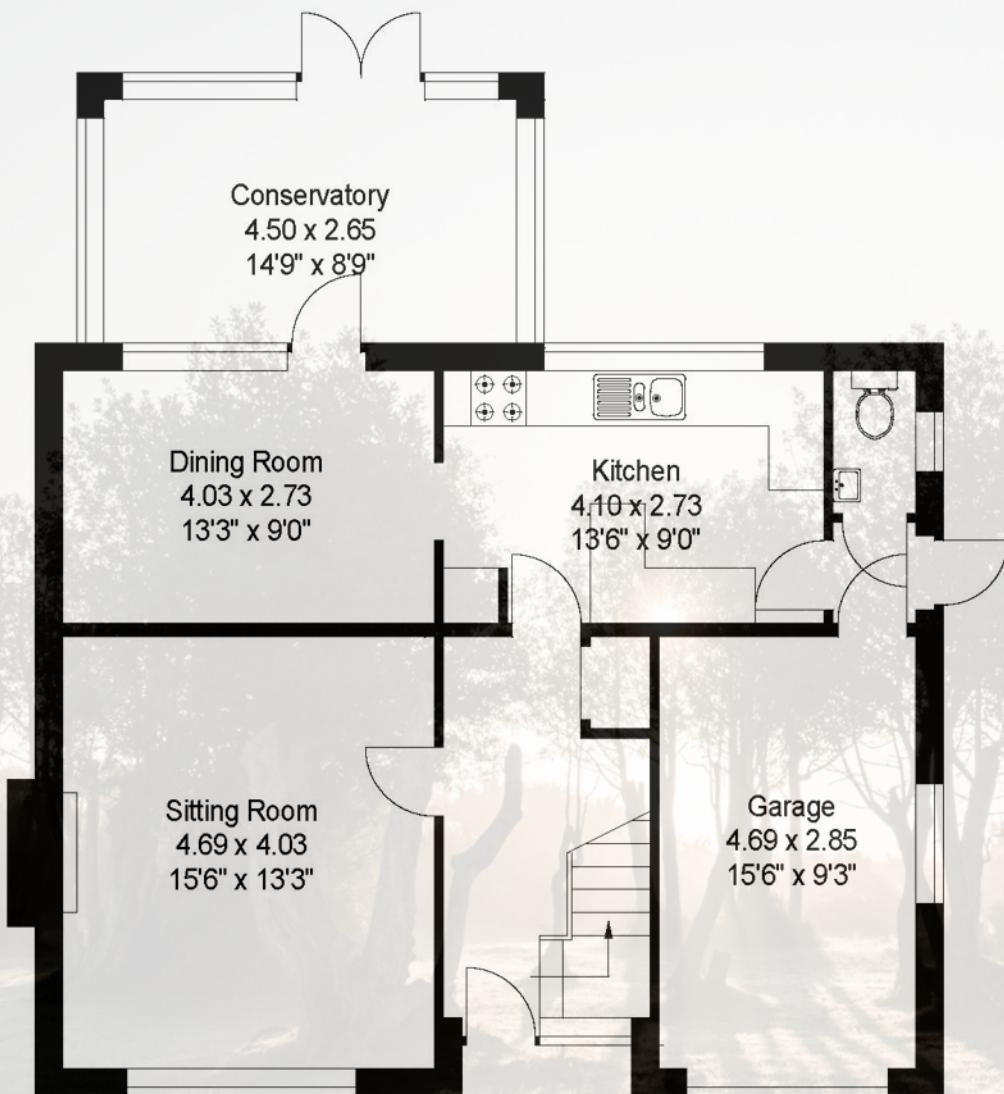
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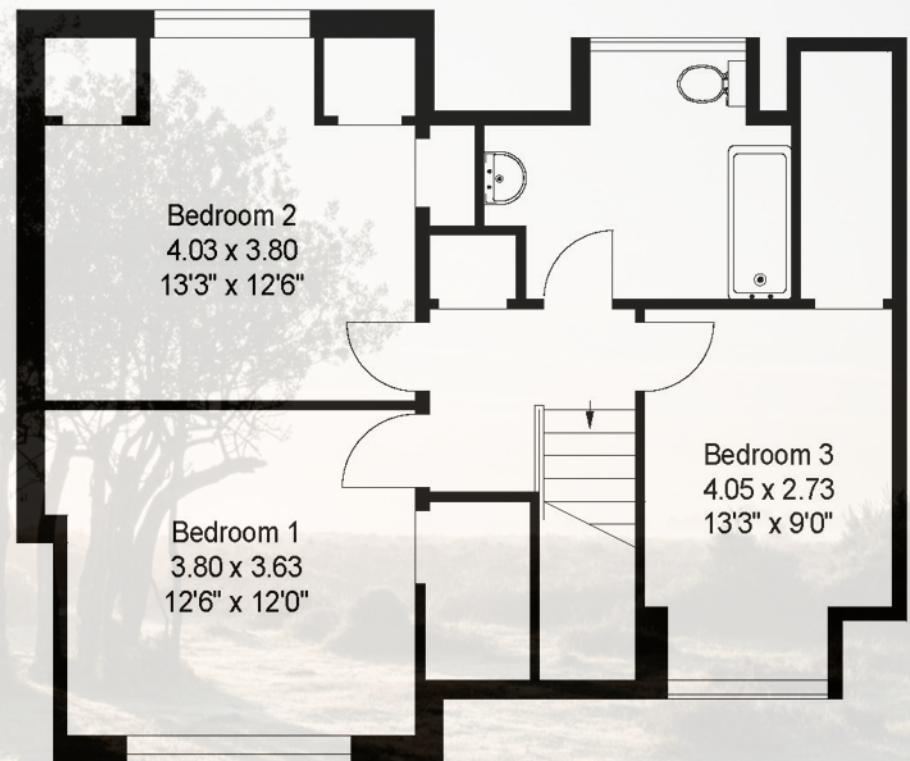
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Approximate  
Gross Internal Floor Area  
Total: 146sq.m. or 1572sq.ft.  
(Including Garage)

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NOT TO SCALE



First Floor





## Grounds & Gardens

The property is approached by a tarmac driveway that leads to the main front door and garage giving off street parking for a couple of cars. The driveway runs along side a lovely front lawn area interspersed with small hedging and shrubbery with a large hedge at the front border giving the property a sense of privacy.

The rear garden provides a large patio area as well as a good area of lawn with an array of foliage that flank the border with its wooden fence surround. The garden further benefits from a useful shed and secured side access from the front of the house.





## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 67 Potential: 84

Services: Mains gas, electric, water and drainage

Gas central heating

Property Construction: Standard construction

Flood Risk: Very low

Broadband: Part fibre broadband supplied by Plusnet

Ultrafast broadband with speeds of up 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

Restrictive Covenants: The front beech hedge needs to be maintained. Applies to all properties in Durrant Way.

## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, before taking the first right into Sway Road. Follow the road to the end and turn right onto the B3055. Continue for approximately two miles along this road before taking the first turning right into Manchester Road. Proceed to follow Manchester Road passing under the railway bridge and take the second turning on the left in Durrant Way. The property can then be found shortly after on the left-hand side.

## Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: [brockenhurst@spencersproperty.co.uk](mailto:brockenhurst@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)