

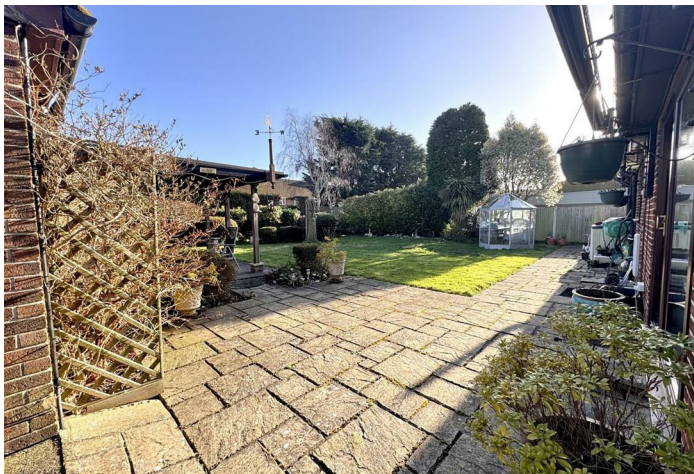


Merriville Blackfield Road

Fawley, SO45 1EH

- NO FORWARD CHAIN
- FOUR BEDROOMS
- DOUBLE GARAGE
- SEPARATE WORK SHOP
- CLOSE TO LEPE BEACH
- DETACHED BUNGALOW
- LARGE GARDEN
- DRIVE FOR 6 CARS
- CLOSE TO NEW FOREST NATIONAL PARK
- WALK TO SHOPS

Guide price £500,000





Situated in Fawley, this four detached bungalow offers plenty of space and potential. The property has four bedrooms, Large front and back gardens, a double garage with separate workshop and large drive suitable for up to six cars, making it an ideal family home.

Every room in the house is spacious and the large living/dining room has three aspects which gives the room plenty of natural light and a welcoming feel. The lounge leads on to the kitchen which is also spacious giving you two dining options.

The large landscaped rear garden is a tranquil outdoor space that offers plenty of sunshine and shade making it a great place to relax or entertain.

The location is very appealing, being just a short walk away from The New Forest Nation park, and only a few minutes drive from the beautiful Lepe Beach and Calshot beach. Additionally, local shops and amenities are conveniently within walking distance to Blackfield centre, which offers a range of amenities including schools, shops and a convenient bus service connecting residents to Hythe and Southampton.

Entrance Hall

The welcoming entrance hall has plenty of space for shoes and coats making it ideal for family life. The hall leads on to the 4 bedrooms a family bathroom and the kitchen.

Lounge/Dining Room

The large living/dining room has three aspects which gives the room plenty of natural light and a welcoming feel. It is a spacious room and ample space for a large dining table. It has sliding patio doors leading in to the garden, making it the perfect home for entertaining and family life.

Garden

Step outside and you will find large landscaped rear garden, enjoying a particularly sunny, southerly facing aspect. It comes with a large patio area leading on to an area of grass and shrubs. To the front there is another large landscaped garden with a generous driveway and parking for up to 6 cars. A double garage with a separate work shop at the back can be accessed via the front or back of the house.

Kitchen

The spacious kitchen is accessed via the hall way, with plenty of room for appliances and a kitchen table, giving you two dining options.

Bathroom

A family sized bathroom bath and a separate shower cubicle with glazed screen, a wash hand basin, a WC. Finished with tiled flooring and tiled walls.

Bedroom 1

A double bedroom with built in wardrobes and room for furniture. It features a charming bay window letting in lots of warm bright light in.

Bedroom 2

A large, bright and spacious bedroom to the front of the house. With plenty of room for furniture and storage.

Bedroom 3

Another good sized double bedroom to the side of the house with room for furniture.

Garage/Workshop

A large double garage easily accessed by the front and the back of the house. There is a verandah on the side of the garage with a patio area providing shade and a great place to entertain. There is a work shop at the back with a separate entrance.

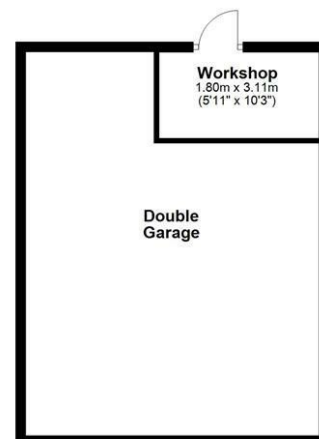
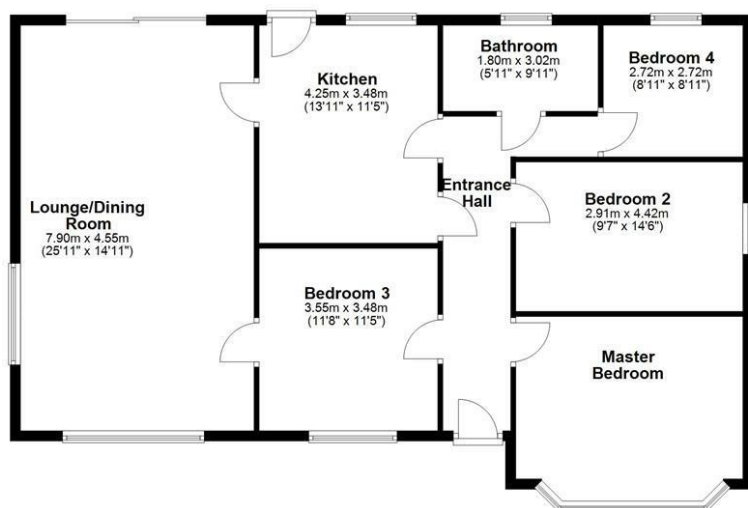


Local Authority **NFDC**
Council Tax Band **E**
EPC Rating **D**



Ground Floor

Approx. 159.7 sq. metres (1719.5 sq. feet)



Total area: approx. 159.7 sq. metres (1719.5 sq. feet)

Citrine Estates Office

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SO45 6AG

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.