



6 BURNETT CLOSE
Winchester, Hampshire, SO22 5JQ

Carter Jonas

6 BURNETT CLOSE, WINCHESTER, HAMPSHIRE, SO22 5JQ

- Three bedrooms
- Two receptions
- Spacious kitchen/breakfast room
- Garage and driveway parking
- Stunning garden
- No chain

DESCRIPTION

Opening into the light and spacious entrance hall with windows to the side elevation, stairs rising to the first floor and doors through to the sitting room, cloakroom and kitchen/breakfast room. The kitchen is fitted with wall, base and drawer units with provision for appliances. The room extends into the breakfast area that in-turn opens to the garden. The sitting room is a well proportioned room to the front of the property with box bay, central fireplace and door opening to the dining room, which is a lovely bright room providing access to the garden and wraps back to the kitchen. On the first floor there are three bedrooms and family bathroom.

OUTSIDE

Externally you have a lawned garden to the front with driveway leading to a detached garage and side access to the rear garden. The rear garden is a perfect mix of lawns, planting, mature trees and patio terraces. Measuring some 145ft x 45ft a perfect space for the entire family.

A GREAT FAMILY HOME JUST MOMENTS FROM ALL LOCAL AMENITIES.



LOCATION

Situated within this sought after position just off Stockbridge Road to the Northwest of the city centre, Burnetts Close is a residential road. The house falls within catchment for Weeke Primary School and The Henry Beaufort School, with Peter Symonds VI Form College an easy stroll away. The property is also a comfortable walk to The Westgate School and Kings' School, whilst Waitrose, other local shops and restaurants are within easy reach. The Friarsgate Doctor's Surgery and Dean Playpark are virtually on the doorstep. The Winchester Mainline Station (London Waterloo is 60 mins away) and the city centre can easily be reached on foot or by frequent local buses.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity and drainage. Gas central heating.

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council.

Council Tax: Band F

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

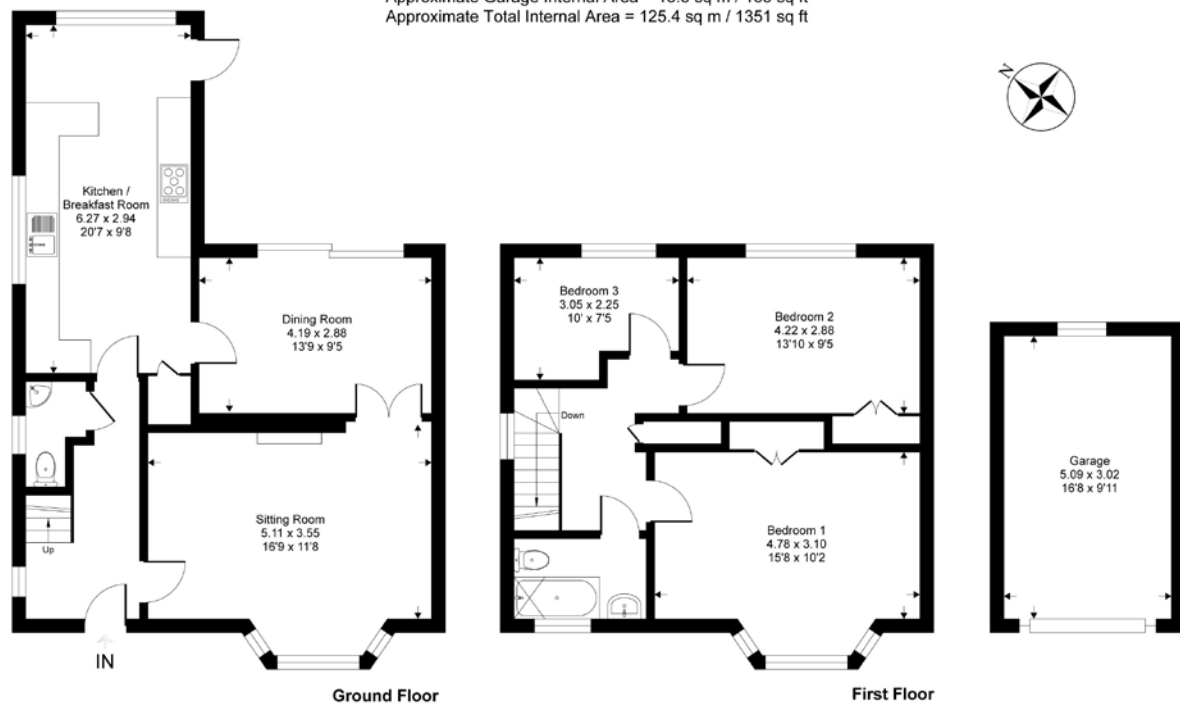


Burnett Close, SO22

Approximate Gross Internal Area = 110.1 sq m / 1186 sq ft

Approximate Garage Internal Area = 15.3 sq m / 165 sq ft

Approximate Total Internal Area = 125.4 sq m / 1351 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Carter Jonas



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		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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