

RALEY ROAD, LOCKS HEATH, SOUTHAMPTON, SO31 6PD

NEW HOME



£670,000 Freehold

**Fantastic opportunity to purchase this bespoke four bedroom detached family home, finished to a high specification throughout and located in a popular residential area of Locks Heath.
Viewing recommended and strictly by appointment only.**

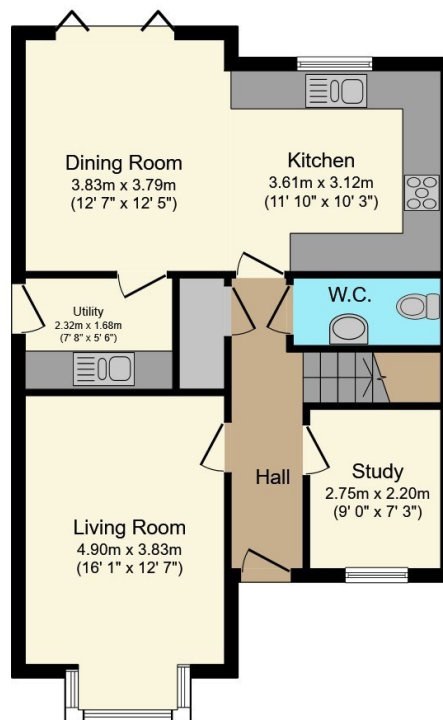
This fabulously designed dwelling has been constructed of high quality brick elevations to the exterior under a pitched tiled roof by Landwise, who are locally renowned for their traditional skills and contemporary designs to create generous and comfortable homes to be proud of. Situated in the highly popular residential location of Locks Heath with excellent transport links, local amenities, popular schooling and a strong community spirit, this superb new build detached property is now available for sale.

The Local Area Of Locks Heath

Locks Heath is popular residential suburb in the borough of Fareham, Hampshire and is historically famed for strawberry growing. Neighbouring villages include Sarisbury Green, Park Gate, Warsash and Titchfield Common.

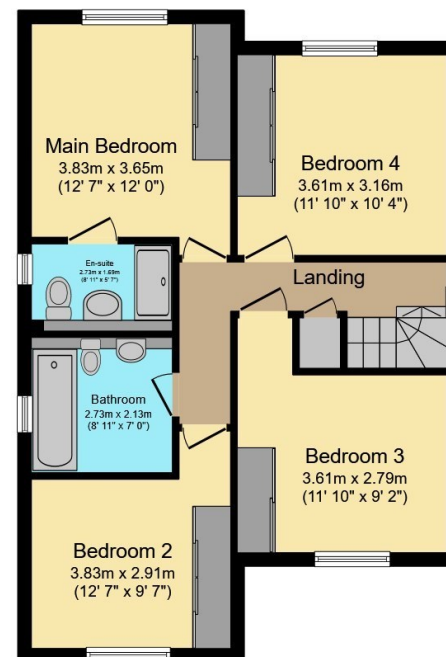
Locks Heath boasts a shopping complex where you will find an array of services including a doctor's surgery, community centre, Post Office, public library, chemist and a public house. Shopping facilities include Waitrose, Iceland and a number of other outlets and independent traders. There is also a range of popular coffee shops, and eateries.

Schooling in the area is a particular draw for families, with Locks Heath Infant and Junior Schools being situated in nearby Warsash Road. Brookfield School in Brook Lane is the catchment school for 11-16-year-olds. Locks Heath is also well catered for by pre-schools and nurseries. The area is served by Swanwick Train Station providing services along the South Coast with connecting travel into London. The M27 motorway is accessed at junction 9 which links the cities of Southampton and Portsmouth.



Ground Floor

Floor area 72.4 sq.m. (780 sq.ft.)



First Floor

Floor area 66.8 sq.m. (720 sq.ft.)

TOTAL: 146.5 sq.m. (1577 sq.ft.) GIA

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are appropriate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspection (s).

Specification

- Quality Kempley facing brick with concrete tiles and brick features.
- UPVC triple glazed windows and visifold doors to the kitchen/diner with white finish internally.
- Anthracite composite front door with satin chrome ironmongery.
- White satin painted chamfered edge contemporary architraves and skirting.
- Oak finish Mexicano doors throughout with contemporary black ironmongery.
- Contemporary staircase by Multi Turn - white satin painted spindles and ash handrail.
- All plastered walls painted Dulux Timeless. All ceilings plastered and painted white.
- State of the art energy saving electric Air Source Heat Pump system designed by Grant with up to 7 year warranty.
- Zonal controlled Underfloor heating to ground floor and thermostatically controlled radiators to first floor rooms.
- Heated chrome towel rails to cloakrooms, bathrooms and ensuites with additional electric underfloor heating.
- Generous number of power points throughout, chrome to kitchen with USB's to kitchen, study and all bedrooms.
- Downlighters to all rooms with additional pendant to bedrooms.
- TV Aerial Points to all bedrooms and receptions and wired for Sky Q.
- Provision of Ring Door Bell and fitted burglar alarm system.
- Smoke alarms hard-wired with battery back up.
- Luxurious kitchen from Symphony Milano Kitchen collection with quartz worktops.
- All appliances from Bosch - Electric fan double oven, induction hob with cooker hood, integrated fridge and freezer, built in wine cooler, dishwasher.
- Porcelanosa ceramic floor tiles to kitchen, family room, WC and hallway.
- Porcelanosa white contemporary sanitary ware with fully tiled Porcelanosa ceramic wall and floor tiles to all bathrooms and ensuites.
- Porcelanosa vanity sink cupboards with mirror lights fitted to bathroom and ensuite.
- Wardrobes to bedrooms with sliding oak finish mirror or shaker style doors, fitted shelves and hanging rails.
- Generous patio areas to rear of property.
- Fenced and turfed enclosed rear garden.
- Front garden enclosed and landscaped in accordance with approved plan.
- Outside water tap and external power socket.
- Outside PIR operated courtesy lighting adjacent to all external doors.
- Car charging point. Block paved driveway.
- 10 year Build Zone warranty.

Ground Floor Accommodation

The entrance hallway offers doors to principal rooms, a storage cupboard and stairs ascending to the first floor. The living room is a lovely space for relaxing and benefits from a front elevation bay window. A study, to the front aspect, is ideal for homeworkers.

The fantastic open plan kitchen/diner spans the width of the dwelling and will be a huge hit with culinary enthusiasts, featuring a range of integrated appliances. This is a beautiful social space, perfectly suited to entertaining. Visifold doors open out to the rear garden offering a seamless transition from indoor to outdoor living. The utility room hosts a range of fitted units with appliance space. The ground floor also benefits from the added convenience of a cloakroom.





First Floor Accommodation

Rising to the first floor, the landing offers doors to principal rooms and an airing cupboard. There are four well-proportioned bedrooms each with fitted wardrobes. Bedroom one boasts the added benefit of an en-suite, complete with a shower, wash hand basin and WC. The remaining bedrooms are serviced by the modern family bathroom.



Outside

The property is approached via a driveway providing off-road parking and leading to the front door under a canopied porch. The rear garden is fully enclosed, laid to lawn and boasts a paved patio area, perfect for al fresco dining.



Landwise Ltd are members of



ACTING AGENT



COUNCIL TAX: TBC

Local Authority: Fareham Borough Council
Services: Mains electricity, drainage and water.



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