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LAUREL ROAD, LOCKS HEATH, SOUTHAMPTON, SO31 6QG



ATTRACTIVE FOUR-BEDROOM DETACHED HOUSE, LOCATED IN A HIGHLY POPULAR AREA WITH TWO RECEPTION ROOMS, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY AND A DOUBLE GARAGE THAT IS CURRENTLY USED AS A GAMES ROOM. THE REAR GARDEN HAS BEEN BEAUTIFULLY MAINTAINED AND TO THE FRONT THERE IS OFF ROAD PARKING. VIEWING ESSENTIAL TO APPRECIATE THIS LOVELY HOME ON OFFER.

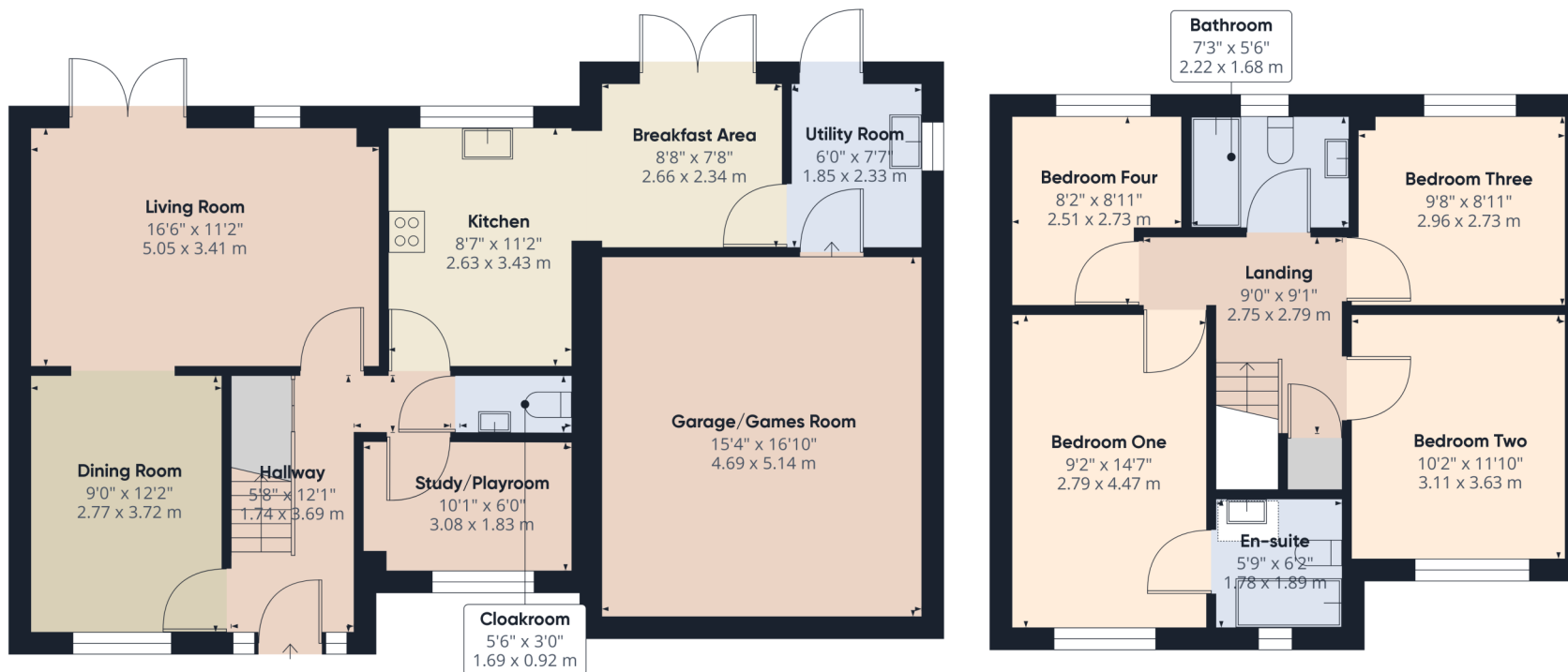
£595,000 Freehold

We are thrilled to market this attractive four-bedroom detached property situated in the highly popular residential area of Locks Heath. The dwelling offers, in our opinion, the perfect blend of comfort and convenience whilst maintaining close proximity to, local amenities and green spaces. Beautifully decorated and maintained throughout, this turnkey house offers the new owner the opportunity to move with minimal fuss.

The dwelling benefits from gas fired heating and double glazing. The ground floor comprises of a hallway, living room, dining room, kitchen breakfast room, utility room, study, cloakroom and an integral garage (currently being used as a games room). On the first floor are four bedrooms, with an en-suite to the principal room, and a family bathroom. Outside there are gardens to the front and rear and a driveway providing off-road parking.

Locks Heath is popular residential area which includes a shopping complex called the Locks Heath Centre. Here 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 coffee shops, and eateries. Schooling 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 and connecting travel to London. The M27 motorway is accessed at junction 9 and connects the cities of Southampton and Portsmouth.



Approximate total area⁽¹⁾

1484.56 ft²

137.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Accommodation

Upon entering the property, you are welcomed by the hallway offering space to de boot. There are doors to principal rooms and stairs rising to the first-floor accommodation. An understairs cupboard provides a useful storage solution.

The well-proportioned living room is a light filled space with a window providing views of the garden and French doors opening onto the terrace. A fireplace and surround, with space for a gas fire, makes this a lovely place to relax on those chilly evenings.

An opening leads into the dining room, which offers a front elevation window providing views of the garden.

The kitchen breakfast room will prove popular with culinary enthusiasts and comprises of a range of contemporary, matching wall and floor mounted units with a roll top worksurface over. There is a Cookmaster range cooker with a double oven, grill, pan storage and seven-ring gas hob with an extractor hood over. A 1½ bowl sink and drainer sit beneath a rear elevation window providing views over the garden. There is space and plumbing for a dishwasher and a useful breakfast bar offers the ideal spot for grabbing breakfast on the go on those busy mornings. French doors open out onto the terrace.

A door opens into the utility room with a cupboard housing a Gloworm condensing boiler and a matching base unit with a worksurface over. There is an inset bowl sink, space and plumbing for a washing machine and further appliance space. This room benefits from a side elevation window and a half glazed door, which provides access into the rear garden.

The integral garage may be accessed directly from the utility room. This is currently being utilised as a games room by the vendor and benefits from power and lighting, with a loft hatch providing access to storage within the eaves. The original garage door and opening device are still in situ and this room could be converted back into a garage by the new owner, if needed.

The study offers a front elevation window and is a versatile space that may be used for a number of purposes depending on your requirements.

The ground floor accommodation is completed by a contemporary style cloakroom comprising of a wash hand basin and a low-level WC.





First Floor Accommodation

Ascending to the first floor, the landing presents doors to principal rooms and a cupboard housing the hot water cylinder. There is a loft access point with a drop-down ladder leading to the largely boarded loft space.

Bedroom one is a well-proportioned double room with fitted wardrobes and a front elevation window. This bedroom boasts the added convenience of an en-suite bathroom. The en-suite is tiled to principal areas, with a front elevation window, and comprises of a panel enclosed bath with a shower over, a wash hand basin and a low-level WC.

Bedroom two is another good-sized double room with fitted wardrobes and a window offering views over the property frontage.

Bedroom three is a double room with a rear elevation window.

Bedroom four, also to the rear elevation, offers a window with views over the garden.

The modern bathroom is fully tiled to the walls with a rear elevation window and comprises of a panel enclosed bath with a rainfall effect shower over, a wash hand basin with a vanity unit beneath and a low-level WC.



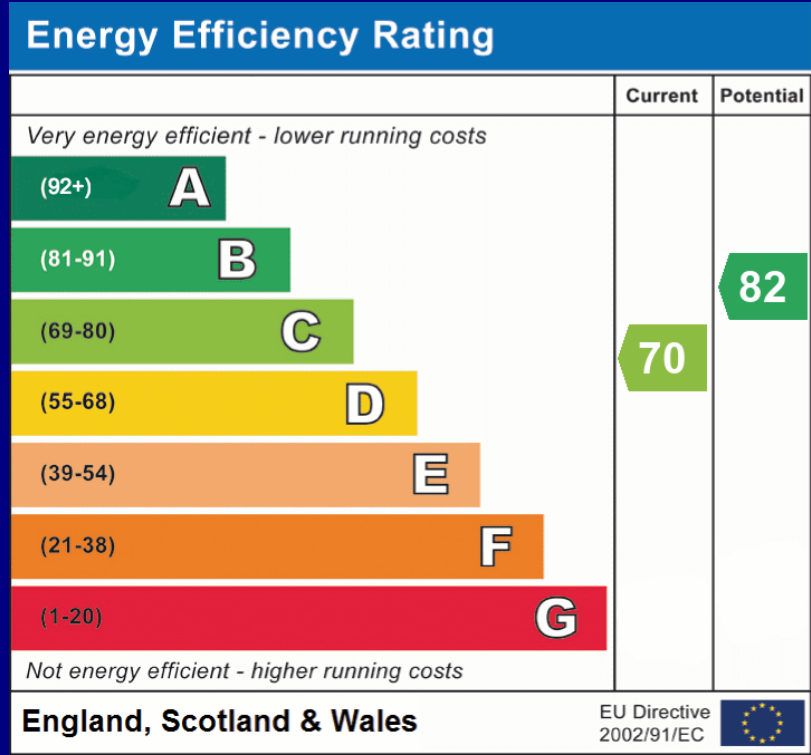




Outside

The property is approached by a tarmac driveway offering off-road parking for two vehicles and leading to a double garage, with an electronically operated up and over door, which is currently used as a games room. A pathway leads to the entrance door under a pretty, canopied porch. The front garden is laid to lawn with hedgerow to the front and decorative planted borders containing an array of plants and shrubs.

The rear garden is fully enclosed by timber fencing with gated pedestrian access via the side of the property. The garden is largely laid to lawn with decorative planted borders hosting a range of plants and shrubs. A raised, wooden decked terrace, spanning the width of the garden provides an idyllic spot for outdoor entertaining and al fresco dining. There is a delightful area to one corner which is ideal for a hot tub and a timber shed provides useful storage.



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