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PERSHORE CLOSE, LOCKS HEATH, SOUTHAMPTON, SO31 6UF



ATTRACTIVE FOUR BEDROOM DETACHED DWELLING IN THE HIGHLY REQUESTED RESIDENTIAL LOCATION OF LOCKS HEATH. OFFERING VERSATILE LIVING SPACES, AN ENCLOSED REAR GARDEN, DRIVEWAY, GARAGE AND SITUATED IN CLOSE PROXIMITY TO LOCAL AMENITIES. NO ONWARD CHAIN.

Guide Price £550,000 to £575,000 Freehold

This beautiful, detached four-bedroom house is conveniently situated in a popular cul-de-sac in the highly requested area of Locks Heath. With a generous number of rooms, the versatile living space on offer here makes this the ideal choice for busy or growing families looking for a home presenting both functionality and convenience.

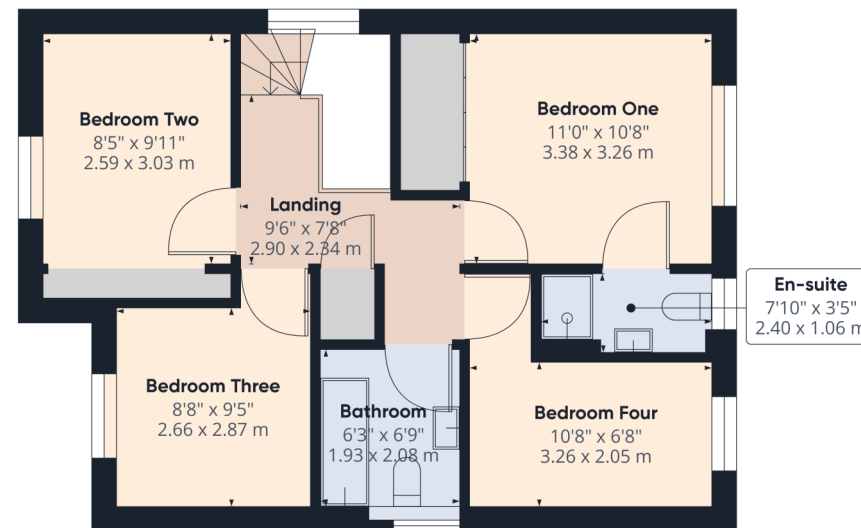
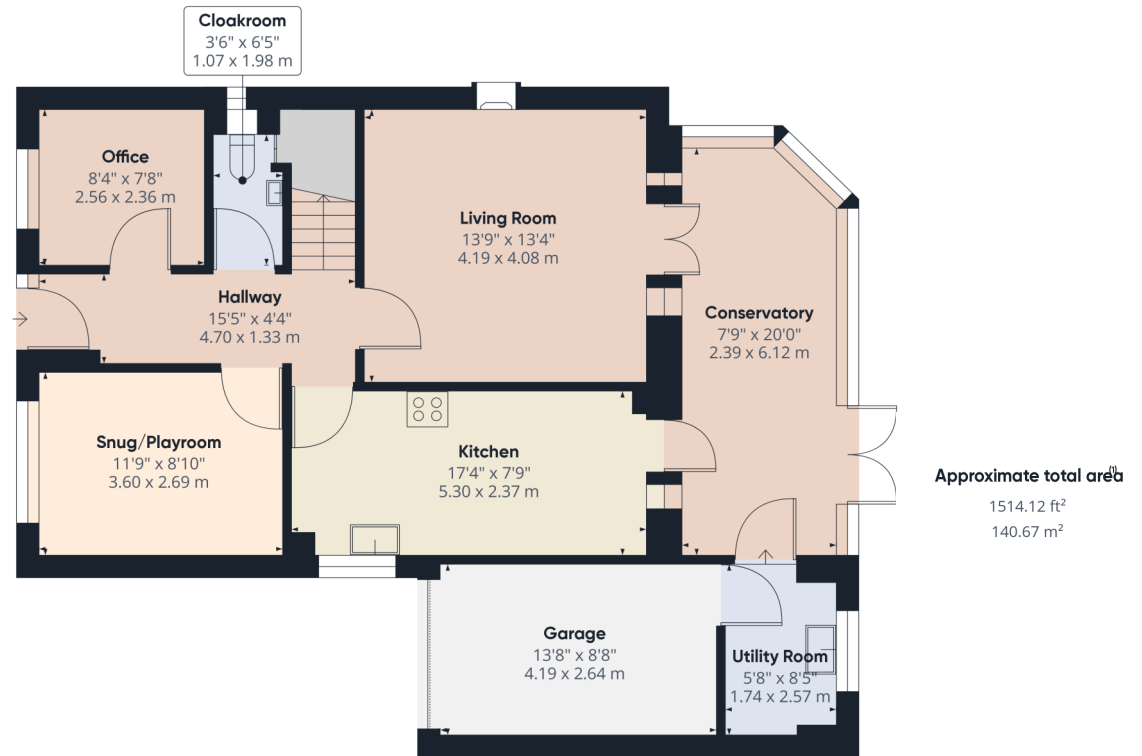
Briefly, the ground floor accommodation comprises of a hallway, living room, kitchen, office, snug/playroom, conservatory, utility room and a cloakroom. On the first floor are four bedrooms, with an en-suite to bedroom one, and a family bathroom. Externally, there is a driveway and garage and an enclosed rear garden.

Locks Heath is popular residential area, including 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 in the area is particularly attractive, 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 of Locks Heath 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.

Contact us today to arrange a viewing and avoid disappointment.



(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.

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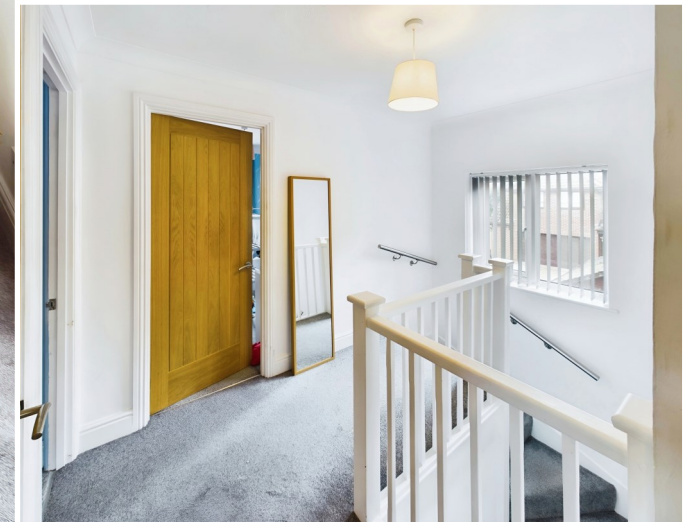
Ground Floor Accommodation

Upon entering the property, you are greeted by a light and airy hallway with doors to principal rooms and stairs rising to the first-floor landing. The tiled floor flows into the two front aspect rooms and the cloakroom. The office and playroom/snug are located at the front of the property and benefit from windows overlooking the driveway. Both rooms offer versatility and are ideal for growing families and modern living. The ground floor boasts the added convenience of a cloakroom comprising of a low-level WC and a wash hand basin with a vanity unit beneath. There is a side elevation, obscured window and an understairs storage cupboard. The living room is decorated in neutral tones and offers French doors opening into the conservatory. A fireplace housing a gas coal effect fire enhances the cosy atmosphere, making this a lovely space to relax and unwind at the end of a busy day.



The well-equipped, contemporary kitchen will be popular with culinary enthusiasts and comprises of a range of matching wall and floor mounted white gloss units with a square edge work surface over. There is a window to the side aspect and a glazed door opening into the conservatory. Appliances include an eye level electric oven, electric hob with an extractor hood over and an integrated microwave, dishwasher, fridge and freezer.

The conservatory, with a polycarbonate roof, sits on a dwarf brick wall and benefits from glazed units to the side and rear elevations, providing views of the rear garden. French doors open onto a patio area offering a seamless transition from indoor to outdoor living. There is access to the utility room which houses a wall mounted boiler and a stainless-steel sink and drainer. There is space and plumbing for a washing machine and further appliance space for a tumble dryer. An integral door provides access into the garage, with power and lighting and an up and over door to the front elevation.



First Floor Accommodation

Ascending to the first floor, the landing benefits from a side elevation window and a wooden balustrade. There are doors to principal rooms, a loft hatch and a linen cupboard with a heated towel radiator and shelving.

Bedroom one, to the rear elevation, benefits from a window overlooking the garden. Built in-mirror fronted wardrobes offer the perfect storage solution. This bedroom also boasts the added convenience of an en-suite, with a fully tiled shower cubicle, low-level WC, wash hand basin, wall mounted linear style cabinet, heated towel radiator and a fitted mirror.

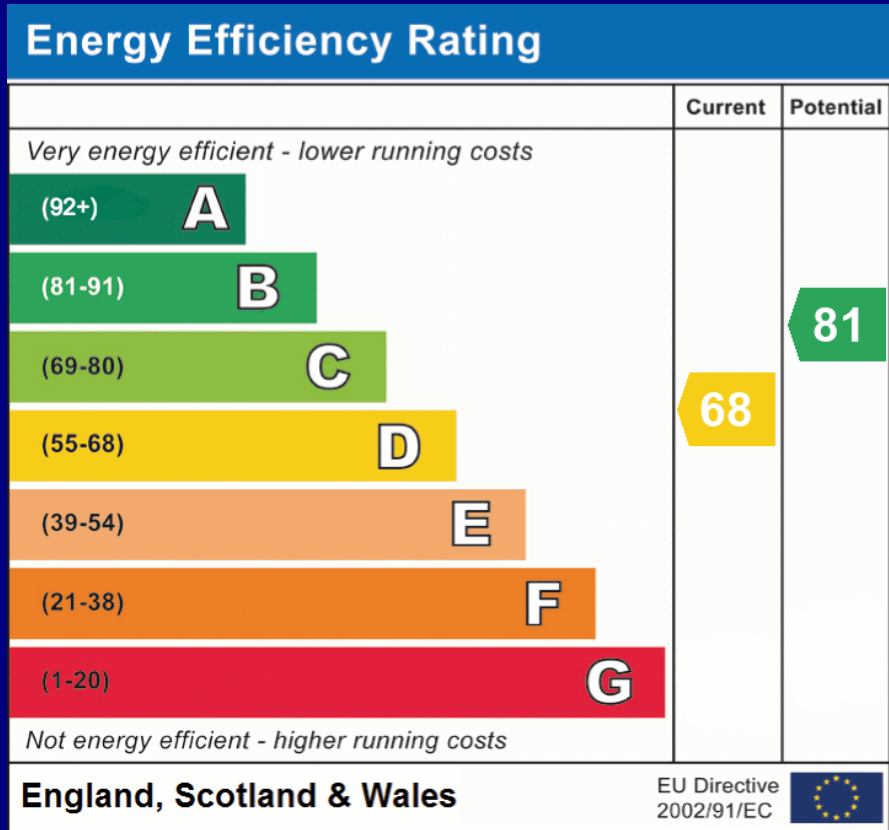


Bedroom two, another double room, presents a beautiful arch window to the front elevation and offers built storage to one wall. Bedroom three, also to the front elevation, benefits from a window overlooking the property frontage. Bedroom four, has a rear aspect window and is currently being utilised as a dressing room. The contemporary family bathroom has an obscured window to the side elevation and comprises of a panel enclosed bath with a shower over, low-level WC and a pedestal wash hand basin. The bathroom offers a linear style storage cabinet and a heated towel radiator.



Outside

The property is approached by a tarmacadam driveway leading to the garage. There is a canopied porch and veranda with a wooden balustrade surround. A wooden pedestrian gate provides access into the rear garden. The rear garden is enclosed by timber fencing and is largely laid to lawn with decorative planted borders housing an array of established shrubs and trees. A patio area, adjacent to the house provides the perfect spot for outdoor entertaining and al fresco dining.



COUNCIL TAX BAND: E - Fareham Borough Council
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