37 Kingfisher Way | £400,000
Fishlake Meadows, Romsey, Hampshire, SO51 7RY

Henshaw Fox

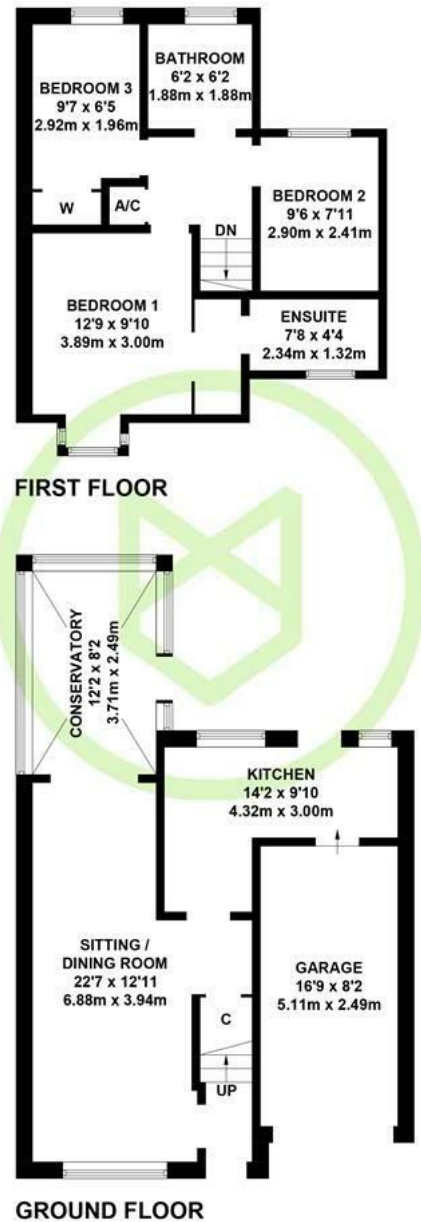# 37 Kingfisher Way

Fishlake Meadows, Romsey, Hampshire, SO51 7RY

Floor Plan

FIRST FLOOR

BEDROOM 3
9'7 x 6'5
2.92m x 1.96m

BATHROOM
6'2 x 6'2
1.88m x 1.88m

W   A/C

BEDROOM 2
9'6 x 7'11
2.90m x 2.41m

DN

BEDROOM 1
12'9 x 9'10
3.89m x 3.00m

ENSUITE
7'8 x 4'4
2.34m x 1.32m

GROUND FLOOR

CONSERVATORY
12'2 x 8'2
3.71m x 2.49m

KITCHEN
14'2 x 9'10
4.32m x 3.00m

SITTING /
DINING ROOM
22'7 x 12'11
6.88m x 3.94m

GARAGE
16'9 x 8'2
5.11m x 2.49m

C

UP

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)
GROUND FLOOR = 599 SQ FT / 55.7 SQ M
FIRST FLOOR = 415 SQ FT / 38.6 SQ M
TOTAL = 1014 SQ FT / 94.3 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID991791)

Summary

Situated in the desirable district of Fishlake Meadows, this spacious terraced house has been finished to an immaculate standard throughout. The accommodation comprises an open plan sitting/dining room, useful conservatory, modern kitchen with access to the integral garage, three bedrooms, en-suite and family bathroom. Externally the home boasts a beautifully landscaped rear garden with gate access and driveway parking for multiple vehicles to the front.

Summary

- Located within the desirable development of Fishlake Meadows
- Spacious three bedroom terrace house
- Family bathroom and en-suite
- Garage and driveway parking
- Open plan sitting/dining room
- Enclosed and beautifully landscaped rear garden

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor
Upon entry, the entrance hall allows access for the sitting/dining room and stairs leading to the first floor landing. The open plan sitting/dining room has electric fireplace, sliding doors to the conservatory, under stairs storage cupboard and door through to the kitchen. Currently used as a dining area, the conservatory is a flexible space with ample room for table and chairs and double doors to the rear garden. The modern kitchen has door to the rear garden, door to the integral garage, selection of wall and base storage units, plumbing for washing machine, space for under counter fridge and electric oven with hob and extractor above. The integral garage, has power, space for twin freezer, space for dryer and up and over door.

First Floor
The first floor landing provides access for all three bedrooms, airing cupboard and family bathroom. The principal bedroom is a spacious double benefitting from walk through wardrobe and en-suite which comprises shower unit, WC, wash basin and heated towel rail. Bedroom two is also a good size double and bedroom three is a ample single or perfect study room with built in storage. The family bathroom has stylish floor to ceiling tiles and comprises shower over bath, WC, wash basin and heated towel rail.

Outside
Accessed via the conservatory's double doors or kitchen door, the recently completed adjoining patio area in the rear garden offers the perfect outdoor entertainment or dining space with ample room for table and chairs. The remainder of the garden has been neatly laid to lawn with established tree and useful rear gate access.

Parking
Driveway parking for multiple vehicles and integral garage

Location
Fishlake Meadows is one of the most sought after districts in Romsey. Connecting to Canal Walk offers a convenient walking distance to Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

Tenure
Freehold

Heating
Gas central heating

Windows
UPVC double glazed

Infant and Junior School
The Romsey Primary School

Secondary School
The Romsey Academy

Council Tax
Test Valley - Band D

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