



5 Rowan Close | £425,000
Whitenap, Romsey, Hampshire, SO51 5SH





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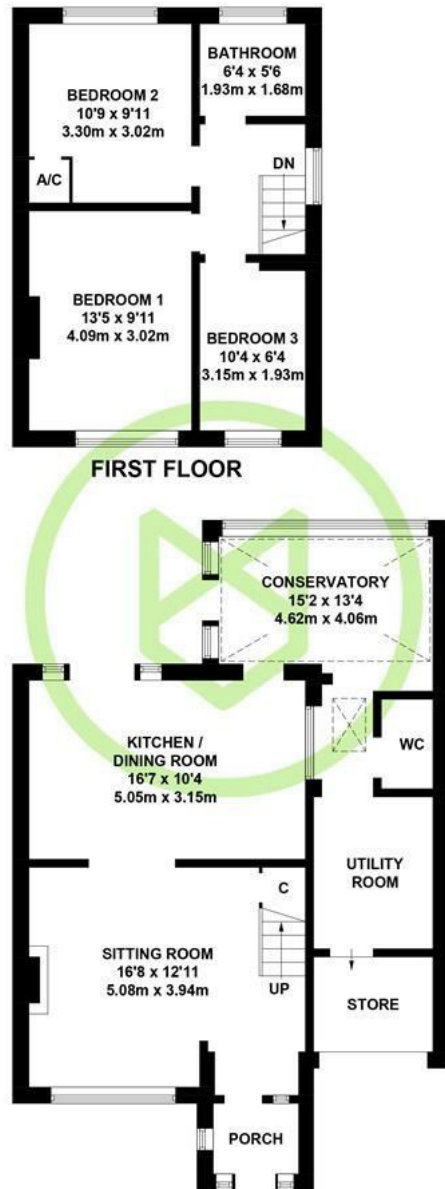
Whitenap, Romsey, Hampshire, SO51 5SH

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Summary

This extended and recently modernised semi-detached house is positioned within Halterworth Primary and The Mountbatten School catchments. This modern home comprises three bedrooms, family bathroom, spacious sitting room, open plan kitchen/dining area, conservatory, downstairs cloakroom and utility area. Outside, the home enjoys a westerly facing rear garden, store and driveway parking to the front.



FIRST FLOOR

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 723 SQ FT / 67.2 SQ M
FIRST FLOOR = 411 SQ FT / 38.2 SQ M
TOTAL = 1134 SQ FT / 105.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1136749)

Features

- Halterworth Primary and The Mountbatten School Catchments
- Recently modernised and extended semi-detached house
- Three bedrooms and family bathroom
- Open plan kitchen/dining area with separate utility room
- Westerly facing rear garden
- Driveway parking

EPC Rating

Energy Efficiency Rating
Current D
Potential B

5, Rowan Close, Whitenap, Romsey, Hampshire, SO51 5SH

Ground Floor

Upon entry, a useful porch provides ample space for coats and shoes. The spacious sitting room has a large window onlooking the front garden, stairs leading to the first floor landing, opening through to the kitchen/dining room and under stairs storage cupboard. Ideal for entertaining, the open plan kitchen/dining area has a selection of wall and base storage units, breakfast bar, inbuilt oven with hob and extractor above, access through to conservatory and double doors opening out to the rear garden. The ample sized conservatory is a versatile room with access door out to the rear garden and leads through to utility area and downstairs cloakroom which comprises WC and wash basin. The utility area has plumbing for washing machine and door opens into store.

First Floor

The first floor landing allows access for all three bedrooms and family bathroom. The principal bedroom is a generous double. Bedroom two is a good size double with airing cupboard. Bedroom three is an ample single or perfect study space. The family bathroom comprises shower over bath, WC, wash basin and heated towel rail.

Outside

The westerly facing rear garden is approximately 45ft in length and features an adjoining patio, area of lawn and a variety of established shrubs.

Parking

Driveway parking leading to store.

Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

Tenure

Freehold

Heating

Gas

Sellers Position

Buying on

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band D

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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