



27 Sylvan Drive | £385,000
North Baddesley, Hampshire, SO52 9NA





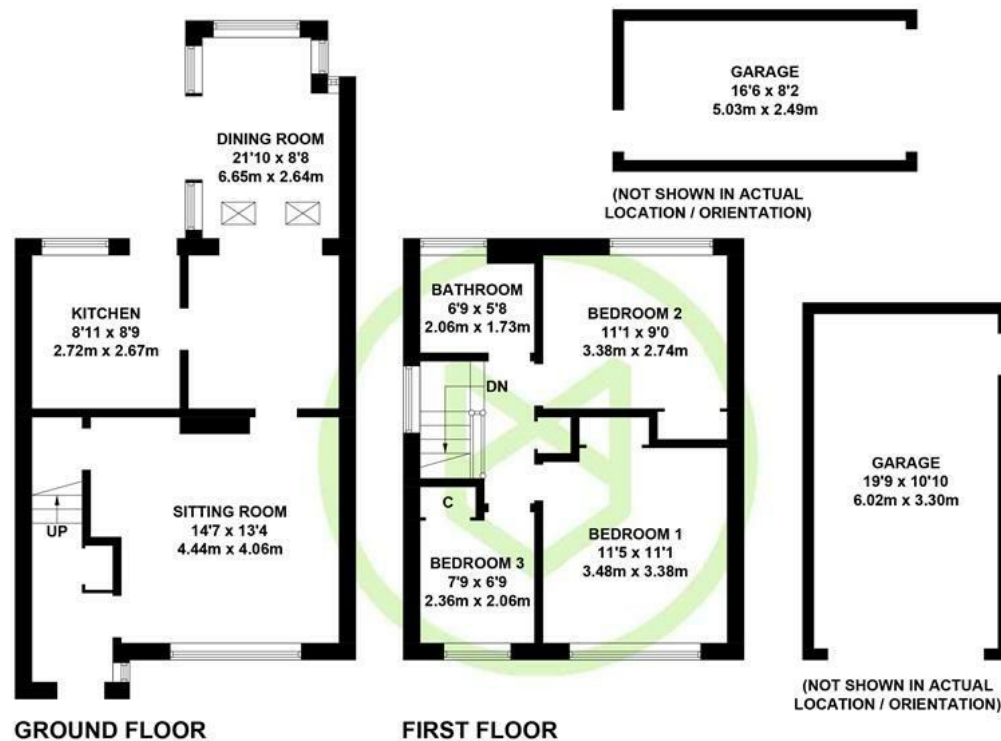
27 Sylvan Drive
North Baddesley, Hampshire, SO52 9NA

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

A beautifully presented semi-detached house, situated close to local amenities, in the desirable and quiet Village of North Baddesley. The home features three bedrooms each with built in storage, modern shower room, sitting room with electric fire, dining room opening to sun room with sky lights and kitchen. Outside, the home benefits from an enclosed rear garden, driveway parking for two vehicles leading to detached garage and garage in a block with parking in front.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 520 SQ FT / 48.3 SQ M
FIRST FLOOR = 411 SQ FT / 38.2 SQ M
GARAGES = 349 SQ FT / 32.4 SQ M
TOTAL = 1280 SQ FT / 118.9 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1158631)

Features

- Semi-detached house
- Three bedrooms
- Ample driveway parking, detached garage and further garage in block with parking in front
- Enclosed rear garden
- Energy efficient home with solar panels. Energy rating 'B'
- Situated within the desirable Village of North Baddesley
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current B
Potential B

27, Sylvan Drive, North Baddesley, Hampshire, SO52 9NA

Ground Floor

Upon entry, the entrance hall provides access for the sitting room and stairs leading to the first floor landing. The sitting room has a large window to the front creating a bright and airy feel, under stairs storage cupboard and electric fire which acts as a real focal point. The extended dining area provides ample space for dining table with chairs, built in storage, space for tumble dryer, with double doors opening to the adjoining patio. The kitchen has a selection of wall and base storage units, cooker with extractor above, plumbing for washing machine, space for fridge/freezer, plumbing for dishwasher and door out to the adjoining patio in the rear garden.

First Floor

The first floor landing allows access for all three bedrooms, family bathroom and useful cupboard with radiator. The principal bedroom is a spacious double with built in wardrobe and overlooks the front aspect. Bedroom two is a good size double with fitted wardrobe and overlooks the rear garden. Bedroom three is an ample single room with built in cupboard or perfect study area. The modern shower room features floor to ceiling tiles, shower cubicle, WC, wash basin and heated towel rail.

Outside

The rear garden has a spacious adjoining patio providing excellent seating or entertainment space, area of lawn with flower beds, trees and is enclosed by hedge and fenced borders. There is a pedestrian gate proving access to the driveway to the front and door into the side of the garage.

Parking

Paved driveway to the front for two vehicles leading to detached garage. There is also a garage in a block nearby with parking in front for one vehicle. The detached garage has power and lighting.

Location

Sylvan Drive is situated in the quiet village of North Baddesley, located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities

Tenure

Freehold

Sellers Position

Offered with no onward chain

Heating

Gas central

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band C

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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