



16 Quoyne Court Duttons Road | £450,000
Romsey, Hampshire, SO51 8AP





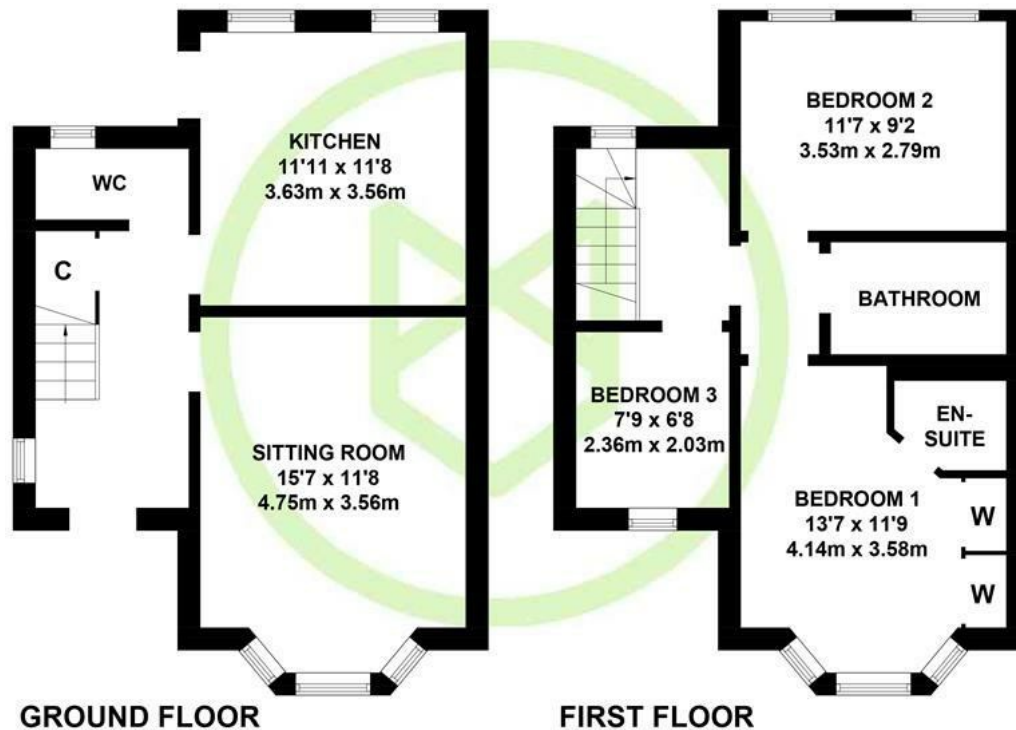
16 Quoyne Court Duttons Road
Romsey, Hampshire, SO51 8AP

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Summary

Built in 2006, this immaculate semi-detached home has been modernised by the current owner to a superb standard throughout and is conveniently located in Romsey town centre. The home comprises spacious kitchen/breakfast room, sitting room, downstairs WC, three good size bedrooms, en-suite to principal room and family bathroom. Outside the home benefits from courtyard garden and off road parking for one car.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 428 SQ FT / 39.8 SQ M
FIRST FLOOR = 435 SQ FT / 40.4 SQ M
TOTAL = 863 SQ FT / 80.2 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID917997)

Features

- Immaculate three bedroom semi-detached home built in 2006
- Modern kitchen/breakfast room
- Ensuite shower room and family bathroom
- Located in Romsey town centre
- Courtyard garden and off road parking

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

Upon entry, the entrance hallway provides access for sitting room, kitchen/breakfast room, stairs leading to first floor landing and downstairs cloakroom which comprises WC and wash basin. The cosy sitting room is located at the front of the home and benefits from traditional bay window and electric fire creating a real focal point. The kitchen/breakfast room has been finished impeccably, the room comprises a useful breakfast bar, selection of storage units, built in appliances such as fridge/freezer, double oven with hob and extractor above, washing machine and door leading to the courtyard garden.

First Floor

The first floor landing provides access to all three bedrooms and family bathroom. With bay window to the front, the principal bedroom is a spacious double and benefits from fitted wardrobes and en-suite which comprises shower cubicle, WC and wash basin. Bedroom two is also a great size double with bedroom three a single room or perfect study space. The family bathroom has stylish tiles and comprises roll top bath, WC and wash basin.

Outside

Accessed via the kitchen/breakfast room, the home benefits from a patioed courtyard garden providing ample space for table and chairs, useful shed then allows some outside storage.

Parking

Allocated parking for one car

Location

Duttons Road is in the heart of Romsey, located within a short level walk of the town centre along with all the extensive amenities this market town has to offer including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

Age

Built in 2006

Heating

Gas central heating

Infant and Junior School

Romsey Primary School

Secondary School

The Romsey Academy

Council Tax

Test Valley - Band E

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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