



SCAN ME

122 Locks Heath Park Road, Locks Heath,  
Southampton, Hampshire, SO31 6LZ.



For more information

**01489 570019**  
[www.sbk4homes.com](http://www.sbk4homes.com)

## New home nearing completion

- BRAND NEW PROPERTY
- 4 DOUBLE bedrooms
- Versatile layout
- Efficient air source heating
- Large kitchen/family/dining room
- Ultra convenient location
- Luxuriously appointed kitchens & bathrooms
- Low maintenance exteriors
- High performance triple glazing
- Walk to excellent Locks Heath shopping centre



**£725,000**

**FREEHOLD**



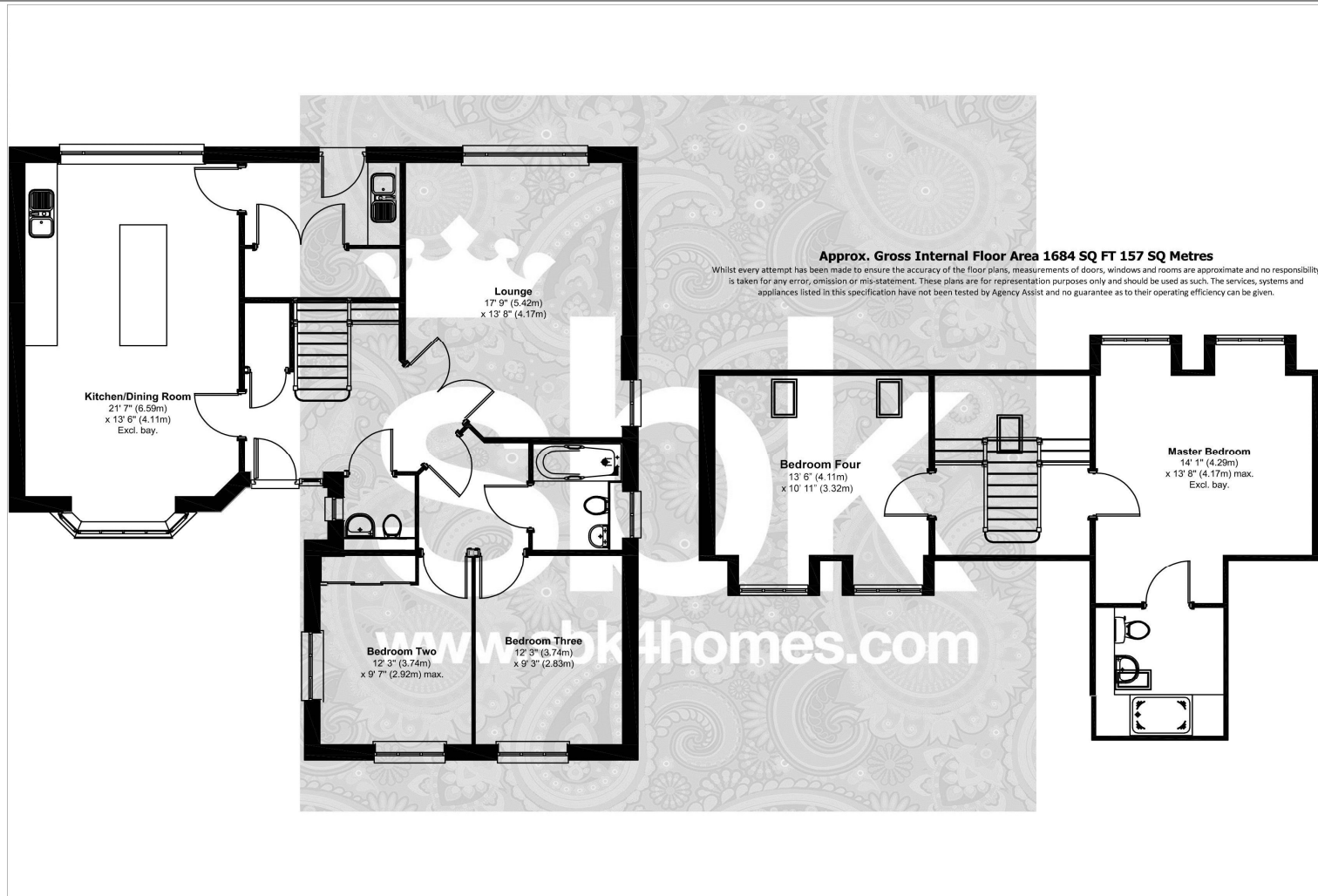
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# Versatile Layout

Approx. Gross Internal Floor Area:  
Circa 1684 SQ FT (157 SQ Meters)



## Supplementary Information

Council Tax: Band – New House  
Payable £ Not yet Assessed  
April 2024 – March 2025

EPC: Band - TBC  
EER Current - TBC  
Potential - TBC

Tenure: Freehold  
What3words location: rugs.truly.occupiers  
No Estate Charge

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BRAND NEW DEVELOPMENT – Construction underway nearing completion. A stunning looking four-bedroom detached chalet style house, on this small quality development of just two properties. Designed, project-managed and built by local a local independent developer, this spacious home is being finished to a high-specification, the extensive list of features include but are not limited to, high-performance UPVC triple-glazed windows & doors, a luxuriously appointed 'bespoke' kitchen from Controlled Interiors of Wickham with a full range of quality integrated appliances, beautifully presented bath & shower rooms, with the main ensuite featuring a freestanding bath, twin basins and statement white Carrera marble style tiling, there are high levels of insulation and the latest efficient air source heating system which powers underfloor heating on the ground floor and radiators on the first. The layout of the accommodation has been well thought out and considered to provide the maximum flexibility for the first owners. There two large double bedrooms on the first floor, the main bedroom enjoying its own ensuite bathroom. Continuing on the ground floor there is a generous kitchen/dining room occupying the entire left hand side of this home front to back, living room with feature faux chimney breast, ready for installation of a log burning stove if desired; additionally both of these rooms have bi-fold doors opening out onto the rear garden, there are two further double bedrooms, which could also double as receptions; a utility room and extensively tiled shower room with double shower cubicle completes the accommodation. The superb kitchen/dining/family area has a central island with attached breakfast bar, there is ample space for dining table and chairs and the bay window to the front elevation, could house a small sofa. Rather than the usual new property awash with magnolia, the entire property is decorated with subtle white and greyish tones, with contrasting oak veneer internal doors, there is also feature staircase with glass panel balustrades. Externally, situated at the front of this small development Plot one has a generous driveway area with off road parking for three cars. There are porcelain tiled, gated pathways wrapping around each side of the property to the rear garden, here you will find a generous full width matching patio area, and an extensive area laid to lawn, the rear garden enjoys a good degree of privacy. As a location Clarendon Place is situated within easy walking distance of Park Gate & Locks Heath centres, both with a wide range of shopping facilities and amenities the later with the benefit of a large Waitrose. Very close to completion contact the sole selling agents SBK Property Consultants Ltd on 01489 570019.



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