



## 51 Tristan Close

Calshot, Southampton

- EXTENDED SEMI-DETACHED HOUSE
- 3 DOUBLE BEDROOMS
- BEAUTIFUL COUNTRYSIDE VIEWS
- CLOSE TO CALSHOT BEACH

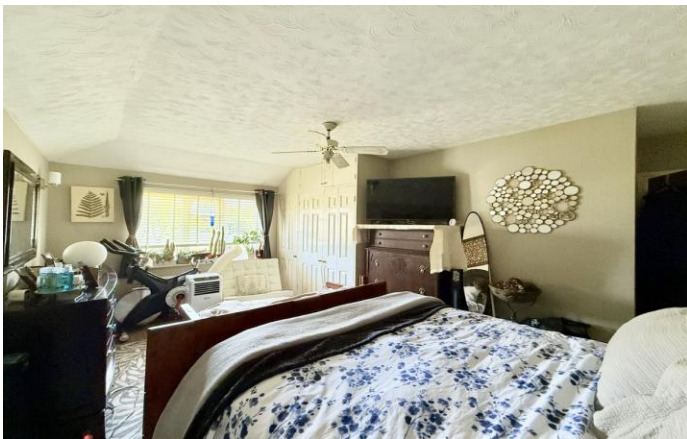
**Asking Price Of £365,000**

**EPC Rating**

**TBC**







## Property Description

**ENTRANCE HALL** The front aspect window along with the part glazed front door makes the welcoming hallway light and bright, and there are doors from the hallway leading to the lounge and dining room and beyond. The German engineered oak effect laminate flooring, and the beautiful dark wood feature staircase with tile effect stair treads make a statement as to what the rest of the house has to offer.

**LOUNGE** 14' 4" x 10' 9" (4.37m x 3.28m) The lounge is at the front of the property with the luxurious oak effect flooring continuing seamlessly from the entrance hallway. The lounge is bathed in light from the large bay window to the front, and the window is fitted with blinds. The spacious room provides ample space for sofas and lounge furniture, ensuring comfortable living. The charming white wood fireplace, with marble effect hearth and fitted fire adds a cosy focal point.





**DINING ROOM 13' 4" x 11' 3" (4.06m x 3.43m)** A beautiful dining room featuring oak effect flooring flowing seamlessly from the hallway. The large entrance way to the kitchen offers a perfect combination of separation and an open plan feel. The dining room showcases a charming wood burner and fireplace with a wood fire surround, creating a cosy atmosphere perfect for relaxing nights in or entertaining guests. There is ample room for a large dining table and dining furniture. The glazed door with additional side windows leading out to the rear garden, floods the room with natural light. Open the door out onto the garden to extend this lovely entertaining space.



**KITCHEN BREAKFAST ROOM 17' 1" x 10' 6" (5.21m x 3.2m)** The beautiful kitchen features white wood shaker style units with stylish co-ordinating oak worktops, and attractive ceramic tile splashbacks. The wonderful centre island with granite worktop, with cupboards underneath is every cook's dream. The kitchen is fitted with grey ceramic floor tiles, and the rear aspect window overlooking the garden floods the room with natural light. There is a built-in Kenwood oven, gas hob with 5 rings, built-in extractor fan, built-in Neff dishwasher, and space for a large fridge freezer. The kitchen is finished perfectly with an on trend white ceramic butler sink with chrome mixer tap. There is also a plinth heater. The large entrance from the dining room creates an open plan feel, making an ideal family space and is perfect for entertaining guests.



**UTILITY ROOM 7' 9" x 5' 9" (2.36m x 1.75m)** The utility room, adjacent to the kitchen has space for a washing machine and tumble dryer. There is a wall mounted Worcester combi boiler and a window overlooking the rear garden. There is a white ceramic sink with chrome mixer tap, and the base storage cupboards, with granite worktop and ceramic wall tiles all perfectly matching the kitchen. From the utility room there is access to the rear lobby, and out to the rear garden.



**SHOWER ROOM 5' 8" x 4' 9" (1.73m x 1.45m)** The contemporary white suite has a wall hung wash hand basin and a low level W.C. The walk-in shower cubicle has a mains rain shower. The walls are beautifully tiled with attractive grey patterned tiles, and there is grey ceramic tiled flooring. The rear aspect privacy window, provides natural light. The shower room also benefits from a large chrome heated towel rail, a fitted mirrored wall-hung cabinet, and an additional wall-mounted heater.





**LANDING** A beautifully designed landing upstairs, complete with a lovely dark wood staircase featuring attractive tile mosaic effect stair treads. Light streams in through the windows on the half landing and from a further front aspect window, creating a bright and inviting atmosphere. The landing has two double door full-height built-in storage cupboards offer yet more storage.

**MASTER BEDROOM** 16' 4" x 10' 7" (4.98m x 3.23m) A spacious master bedroom with natural wood floor boards, and a rear aspect window with fitted blinds and views of the rear garden. The bedroom benefits from built-in triple doors full height wardrobes providing useful storage. There is ample room for a large bed and additional furniture.



**BEDROOM 2** 14' 4" x 10' 9" (4.37m x 3.28m) Bedroom 2 features three front aspect windows fitted with blinds. The windows overlook the front garden and views of the fields beyond. The dark oak effect flooring and the feature fire place add additional character to the room. This spacious bedroom has ample room for a large bed and additional bedroom furniture and benefits from a double door full-height built in wardrobe for all your storage needs



**BEDROOM 3** 12' 9" x 8' 1" (3.89m x 2.46m) Bedroom 3 has a picturesque view of the rear garden through its window, complete with fitted blinds. The grey mottled carpet in the bedroom matches that of the landing and creates a cohesive and modern feel. This versatile room is equipped with a built-in double door wardrobe. With ample space for a bed and furniture, this room can easily double as a home office if needed. The traditional fireplace adds a touch of character to the room.

**BATHROOM** 8' 1" x 5' 7" (2.46m x 1.7m) This beautifully bright bathroom is sure to impress with it's contemporary white suite. The stylish vanity wash basin has fitted vanity cupboards underneath and a chrome rainfall mixer tap. There is a low level modern W.C and the corner bath has a fitted shower screen and a mains rainfall shower. There is a heated chrome towel rail and the fully tiled white walls and the grey ceramic flooring adds to the style of this lovely room.



**FRONT OF PROPERTY** This property has a truly attractive frontage. The private driveway is gated with a large wooden ranch gate, flanked by attractive brick walling. The front garden has well-stocked flower borders giving a homely feel, and there is a path leading to the front door. The property overlooks fields and countryside, allowing for peaceful views right from your doorstep.





To the side there are tall trees and hedging providing a sense of privacy.

**REAR OF PROPERTY** The enclosed rear garden has a large lawn, a delightful patio perfect for al fresco dining, and an array of shrubs and planting creating a lush and inviting space.

The raised vegetable patch offers the perfect opportunity to cultivate your own produce. The attractive wall at the rear of the garden, ornate with an array of shrubs and climbers provides privacy, along with the fencing to the sides.

The garden benefits from 3 sheds, and additional practical features such as an electric socket and outside tap. Additionally, a side gate leads to the front garden, adding convenience to daily activities.



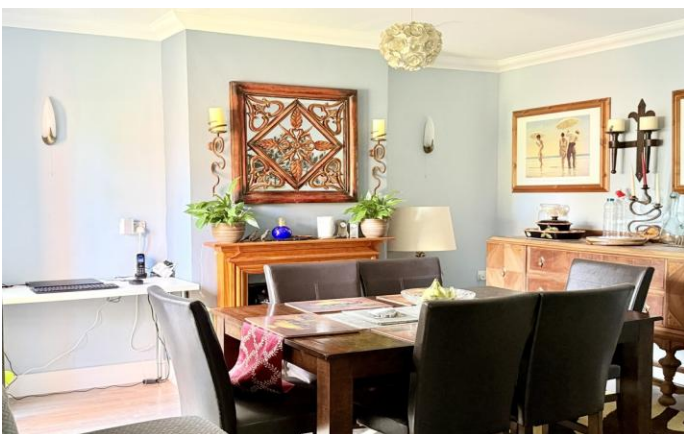
**PROPERTY INFORMATION** This beautiful home has double glazing and gas central heating throughout. The German engineered oak effect laminate flooring with built-in golden select foam underlay adds a touch of luxury, while USB sockets, and blinds fitted to windows in several rooms enhance the overall convenience and comfort of the property.

With 3 good sized bedrooms, a large lounge, separate dining room and lovely fitted kitchen, this house makes for an ideal family home. In addition to the bathroom upstairs, there is a shower room downstairs. The inviting entrance hall and staircase, and the feature fireplaces in the lounge and 2 of the bedrooms make this a must see property.



**AREA INFORMATION** This charming semi-detached house is situated just a stone's throw away from Calshot beach, and offers the perfect blend of coastal living and convenience to local amenities.

Embrace the coastal lifestyle and relax by the shingle beach while taking in the views of the sea and rows of beach huts. For the adventure seekers, the nearby Calshot Activity Centre offers a plethora of activities such as sailing, windsurfing, and climbing. Explore the historic Calshot Castle, built by Henry VIII, and enjoy a coffee at the beach cafe.



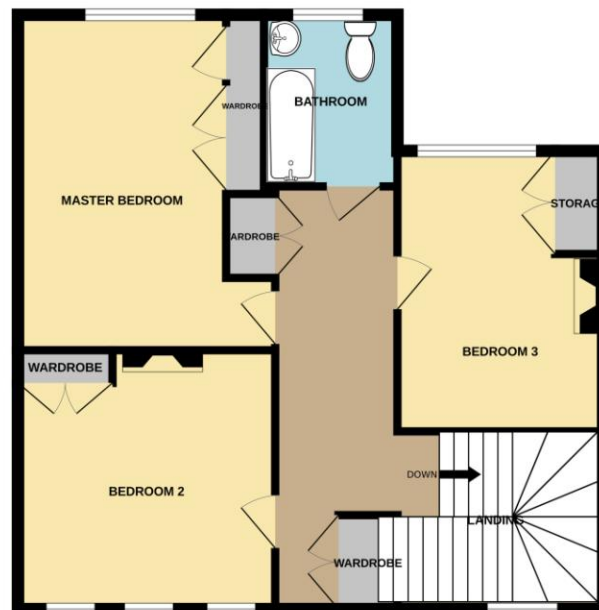
Outdoor enthusiasts will love the proximity to Lepe Country Park and beach as well as The New Forest National Park. The charming towns of Lymington, Brockenhurst, and Hythe are nearby, or visit the world-famous Beaulieu Village, home to the Motor Museum and Palace House.

Living in this inviting property will serve as your gateway to the sea and the forest, allowing you to truly experience the ultimate coastal and forest lifestyle, whilst benefitting from shops and schools close by.

GROUND FLOOR



1ST FLOOR



TRISTAN CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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