



Connells

Emmett Road
Rownhams SOUTHAMPTON



Property Description

Welcome to this spacious and well-presented four-bedroom link-detached family home on Emmett Road, Rownhams, Southampton. With fantastic transport links, local amenities, good schools and nurseries nearby, this property offers a high quality of life in a welcoming community.

The entrance hall, with carpet flooring and a built-in cupboard, leads to a practical wet room on the ground floor. The lounge features a gas fire, dual aspect windows, and French doors to the rear garden. An additional sitting room or dining room offers versatile space.

The kitchen is well-appointed with wall, base, and drawer units, a large freestanding oven, and access to the conservatory. The conservatory overlooks the rear garden and provides access to the utility room which has space and plumbing for a washing machine, currently used for storage.

Upstairs, four generously sized bedrooms offer wood laminate flooring. Bedroom one is a spacious double room, while bedroom four is ideal for a guest room or home office. The family bathroom includes a bath and tiled walls.

The substantial rear garden, mostly laid to lawn with mature shrubs, offers a tranquil outdoor space. Rownhams boasts excellent transport links via the M27 and convenient bus services. Local amenities include parks, shops, and dining options. Good schools such as Rownhams St Johns Primary School and Mountbatten School are within reach, making Rownhams an ideal location for families.

Entrance Hall

Accessed via a welcoming entrance hall with carpet flooring and a built-in cupboard, providing ample storage space.

Wet Room

7' 11" x 8' 2" (2.41m x 2.49m)

A practical ground-floor wet room featuring a hand wash basin, shower and WC, adding to the convenience of this family home.

Lounge

18' x 11' 1" (5.49m x 3.38m)

The lounge is a cozy retreat with a gas fire and surround, dual aspect windows for plenty of natural light, double glazing, and French doors leading to the rear garden. The floor is laid to carpet, and the room is equipped with TV points.

Sitting Room/Dining Room

9' 1" x 11' 4" (2.77m x 3.45m)

An additional sitting room or dining room, with a window to the conservatory and carpet flooring, offering versatile space for family activities or entertaining guests.

Kitchen

11' 4" x 8' 2" (3.45m x 2.49m)

The kitchen is well-appointed with wall, base, and drawer units, roll-top work surfaces, a large freestanding oven, localized tiling, an extractor fan, a two-bowl sink drainer, space for a fridge freezer, a door to the conservatory, and a window to the conservatory.

Utility

8' 5" x 7' 1" (2.57m x 2.16m)

Currently used for storage, the utility room offers versatile space that can be adapted to suit your needs and has space and plumbing for a washing machine.

Conservatory

25' 2" x 9' 5" (7.67m x 2.87m)

A fantastic addition to the property, the conservatory overlooks the rear garden and features wood laminate flooring, double glazed French doors to the rear garden, air conditioner/heater and ample space for family dining. It also provides access to the utility room.

Landing

Stairs rise from the hall to the landing, which houses a built-in cupboard with Worcester boiler with hot water tank and access to the boarded and insulated loft.

Bedroom One

12' 7" x 11' 4" (3.84m x 3.45m)

A generous double bedroom with wood laminate flooring and a double glazed window to the rear.

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

Features wood laminate flooring and a double glazed window to the rear.

Bedroom Three

10' 8" x 6' 2" (3.25m x 1.88m)

Includes wood laminate flooring and a double glazed window to the rear.

Bedroom Four

8' 5" x 6' 7" (2.57m x 2.01m)

Has wood laminate flooring and a double glazed window to the front.

Bathroom

6' 2" x 6' 2" (1.88m x 1.88m)

The family bathroom includes a bath, hand wash basin, tiled walls and flooring and a double glazed window.

Outside

Front Garden

Provides ample off road parking for two cars with the potential for multiple cars. Additional water tap and electric socket.

Rear Garden

The substantial rear garden is mostly laid to lawn with mature shrubs and flower beds, a timber fence, and a patio area. The garden is south-west facing, providing plenty of sunlight, and includes side access, water tap and a shed for additional storage.

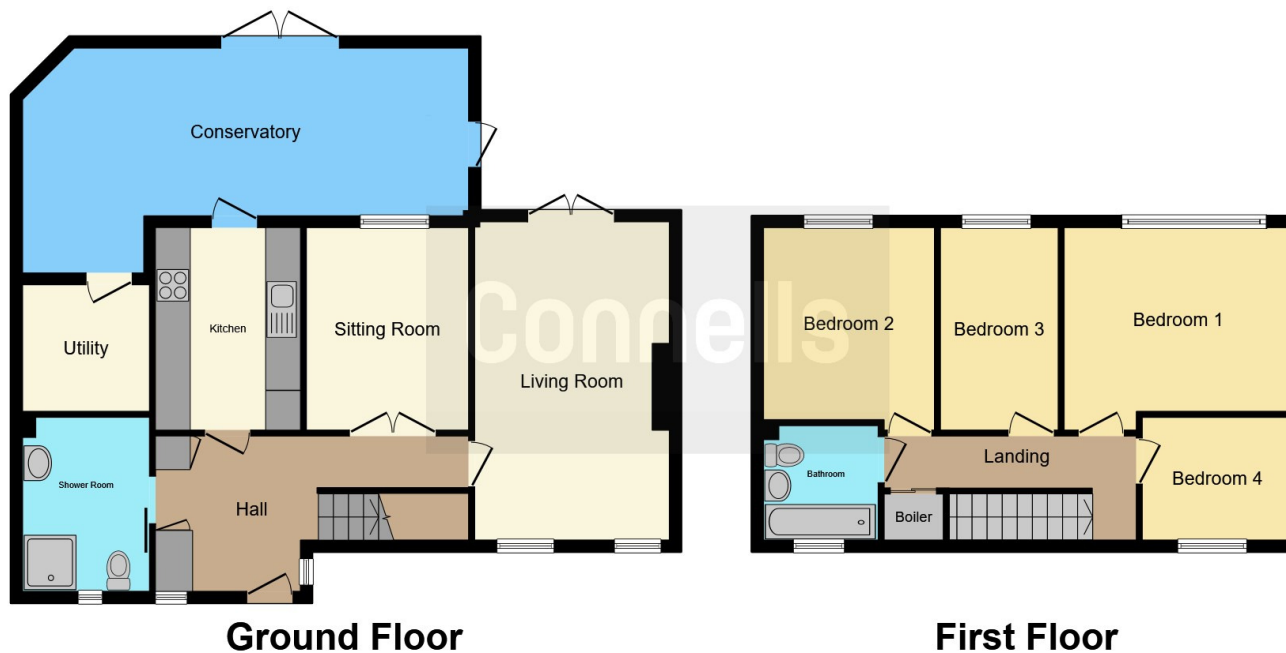
Location

Rownhams is a charming village within the vibrant city of Southampton, known for its friendly community and excellent amenities. The property is within a short commute to good local schools, making it ideal for families. Nearby primary schools include Nursling C of E Primary School and Rownhams St John's C of E Primary School. For secondary education, Mountbatten School and Romsey School are both within a convenient distance.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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