



Connells

Fyeford Close
Rownhams SOUTHAMPTON



Property Description

Nestled in the sought after location of Rownhams, Southampton, Fyeford Close is an appealing family home offering comfort, convenience, and charm. Situated at the end of a peaceful cul-de-sac, this delightful property boasts a flexible living space and an array of desirable features both inside and out.

This charming property has a blend of original features and modern convinces, combined with benefits of its location in Rownhams, makes it an ideal home for those seeking a balanced lifestyle in a desirable part of Southampton.

Interior Features

Porch

Welcoming entrance porch leading to main reception area and cloakroom.

Lounge

22' 6" x 10' 5" (6.86m x 3.17m)

The spacious lounge features the original parquet wood floor, dual aspect to front and rear for natural light, and double glazed doors opening to the rear garden.

Kitchen

10' 8" x 7' 7" (3.25m x 2.31m)

Modern and well equipped kitchen with integrated oven, four ring induction hob, and boiler installed in 2023. Features include granite work tops, stainless steel sink, ample storage with wall, base and drawer units in a neutral colour palette. Direct access to the garden via a wooden door and single glazed window to rear aspect.

Bedrooms

Three comfortable bedrooms, each with floor laid to carpet. The master and second are double bedrooms with views over the rear garden. The third bedroom is newly plastered and has views to front aspect.

Bedroom One

13' 4" x 8' 3" (4.06m x 2.51m)

Bedroom Two

10' 1" x 10' 5" (3.07m x 3.17m)

Bedroom Three

8' 9" x 8' 8" (2.67m x 2.64m)

Bathroom

A functional family bathroom with bath, hand wash basin, WC, and a double glazed obscured window. Includes a built in airing cupboard with a new tank and tiled floors.

Loft Space

Access via the carpeted landing, the loft is approximately 50% boarded and well insulated, offering additional storage space.

Exterior Features

Enjoy the privacy and additional space afforded by this enviable end plot location. The front garden enhances the curb appeal and offers potential for further landscaping or recreational use. Ample off road parking for multiple vehicles, with the longest driveway in the road, ensures convince for you and your guests. Side access provides easy access to both the front and rear of the property.

Rear Garden

The south east facing mature garden is a tranquil retreat with patio area, lawn, pergola and a array of plants including a birch tree, holly bush and Acer. Features include; raised flower beds, a walled area, and a shed. The timber fencing in part was once showcased at the Chelsea Flower show.

Garage

7' 8" x 17' 2" (2.34m x 5.23m)

Integral to the property with an up and over door.

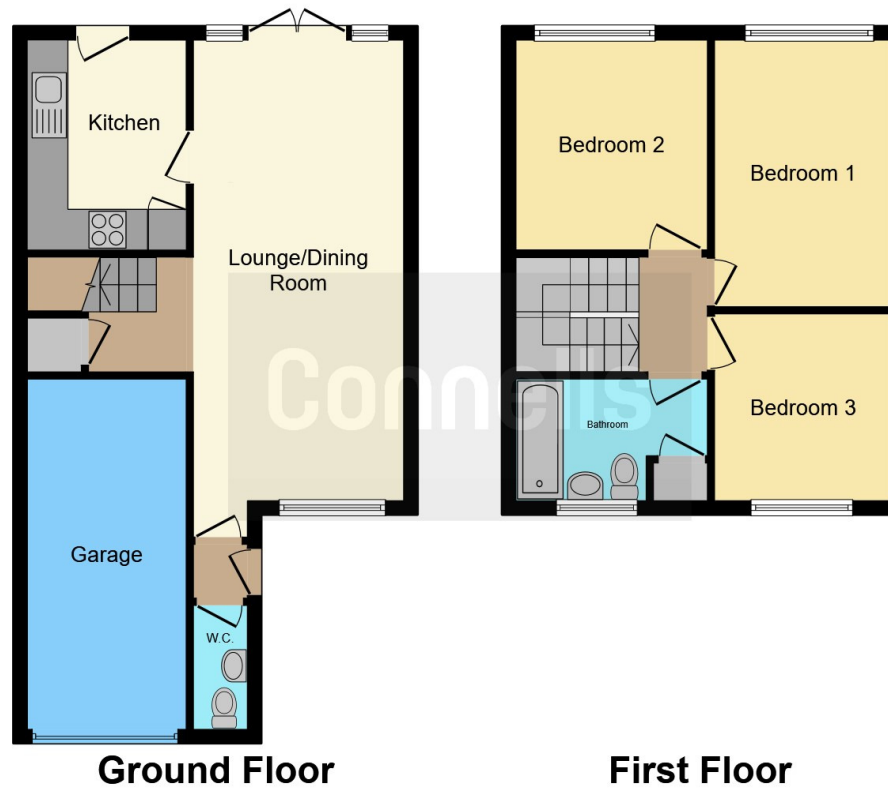
Location

Rownhams is served by serval well-regarded school, including Rownhams St. John's Primary school and the Mountbatten School. Conveniently located, Rownhams offers easy access to the M27 motorway, making commutes to Southampton, Portsmouth and Romsey, and beyond straight forward. Local bus services and nearby railway stations provide additional public transport links.









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

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
 ROMSEY SO51 8GD

EPC Rating: D

view this property online connells.co.uk/Property/ROM306052

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM306052 - 0013