







## Property Description

Connells are delighted to present this spacious four-bedroom townhouse situated in the sought-after Abbotswood development in Romsey. This modern home offers stylish and flexible living across three floors, with high-quality finishes throughout. New Boiler installed with a 10 year warrantee.

## Ground Floor

### Entrance Hall

Welcoming hallway with under stairs storage.

### Cloakroom

Hand wash basin, WC and window to the side aspect.

### Lounge

16' x 13' 9" ( 4.88m x 4.19m )

Featuring chevron-style wood laminate flooring, ample dining space, and French doors leading to the rear garden.

### Kitchen

11' 4" x 9' 3" ( 3.45m x 2.82m )

A modern fitted kitchen with integrated appliances, space for an under counter dishwasher, four-ring induction hob, and a front-aspect window.

## First Floor

### Bedroom Two

11' x 9' 11" ( 3.35m x 3.02m )

Carpet flooring and window to the rear aspect.

### Bedroom Three

10' 10" x 9' 1" ( 3.30m x 2.77m )

Window to the front aspect.

### Bedroom Four

11' x 5' 10" ( 3.35m x 1.78m )

Carpet flooring and window the rear aspect.

### Bathroom

Hand wash basin, WC, bath, window and localised tiling.

## Second Floor

### Bedroom One

21' 4" max x 16' ( 6.50m max x 4.88m )

Located on the top floor the main bedroom has built in wardrobes, carpet flooring, reduced head height and bay window to the front aspect.

### En-Suite

Hand wash basin, WC and shower cubicle.

## Outside

### Front Garden

Driveway parking for three vehicles, a paved pathway to the entrance, and mature shrubbery.

### Rear Garden

Enclosed and tastefully landscaped with side access, featuring a shingle area, paved patio, and a shed.

## Location

The Abbotswood Estate is a modern residential community on the outskirts of Romsey, carefully designed to provide a healthy and thriving environment for families, professionals, and retirees alike. With beautifully landscaped parks, open green spaces, and the nearby Abbotswood Nature Reserve, the estate offers a perfect balance of contemporary living and natural serenity. Convenient access to Romsey Town Centre ensures excellent amenities and transport links.



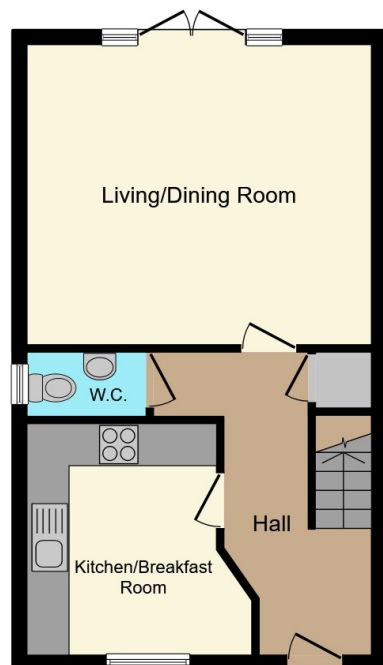




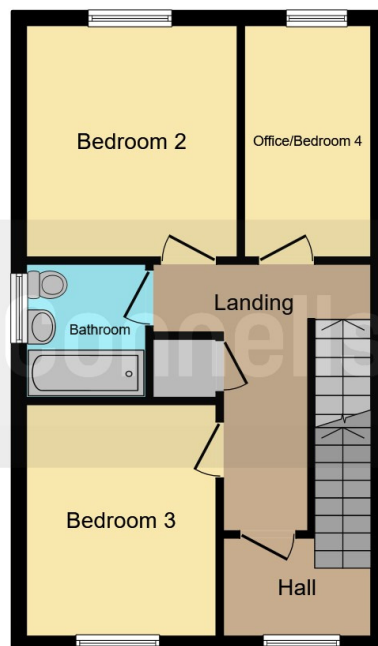




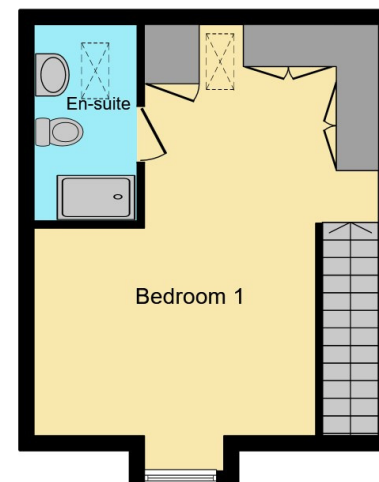




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: C**

Tenure: Freehold

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