



**Connells**

Nursery Gardens  
Romsey



### Property Description

Tucked away in a peaceful cul-de-sac in the heart of Romsey, Nursery Gardens is a spacious three-bedroom family home offered with no forward chain. The property boasts an extended lounge with patio doors leading to a well-established wrap-around garden, ideal for entertaining or potential extension (STPP). The kitchen offers granite work surfaces, breakfast bar, and space for appliances, complemented by a separate utility room. Upstairs, three bedrooms provide built-in storage and flexibility, while the family bathroom includes a separate shower cubicle. Additional features include a cloakroom, integral garage, and generous off-road parking for several vehicles. This home is perfect for growing families seeking convenience, space, and potential in a desirable location.

### Entrance Hall

Accessed via a front door with a side aspect window, the entrance hall features carpeted flooring, a radiator, built-in storage cupboard, and internal access to the garage.

### Cloak Room

Downstairs WC with hand-wash basin, window to the side, and localised tiling.

### Lounge

25' 6" x 11' 1" ( 7.77m x 3.38m )

A light-filled extended reception room with patio doors opening into the rear garden, electric fireplace with surround (gas point available), side aspect window, and carpeted flooring.

### Dining Room

17' 4" x 13' 5" ( 5.28m x 4.09m )

Located off the entrance hall with dual aspect double-glazed windows to the rear and side, carpeted flooring, and stairs to the upper level.

### Kitchen

10' 9" x 8' 2" ( 3.28m x 2.49m )

Comprehensively fitted with a wide range of wall, base, and drawer units, topped with granite work surfaces. Includes a breakfast bar, localised tiling, sink with mixer tap, and space for freestanding oven (with extractor), dishwasher, and under-counter fridge. Wall-mounted boiler housed in cupboard (serviced annually).



## Utility Room

5' 11" x 5' 6" ( 1.80m x 1.68m )

Window overlooking the rear garden, sink with mixer tap, base units, and additional space for white goods.

## Landing

Providing loft access (insulated, un-boarded, with tank), rear aspect window, built-in cupboard, radiator, and carpeted flooring.

## Bedroom One

11' 6" x 10' 4" ( 3.51m x 3.15m )

Spacious double bedroom with front aspect window, built-in cupboard, radiator, and carpet. Potential for en-suite conversion, subject to planning.

## Bedroom Two

11' 2" x 7' 11" ( 3.40m x 2.41m )

Another generous double room with front aspect window, built-in cupboard, carpet, and radiator.

## Bedroom Three

9' x 7' 11" ( 2.74m x 2.41m )

A well-sized single or small double room with double-glazed window, radiator, and carpet.

## Bathroom

Comprising WC, hand-wash basin, panelled bath, separate shower cubicle, heated towel rail, tiled flooring and walls, and a rear-facing double-glazed window.

## Garage

Up-and-over door to front, internal access via entrance hall.

## Garden

The wrap-around rear garden is mature and well-established with lawn, shrubs, and flower borders, plus a shed and gated rear access. With ample space to the side, the garden presents potential for future extension (STPP). The front driveway provides off-road parking for multiple vehicles.

## Location

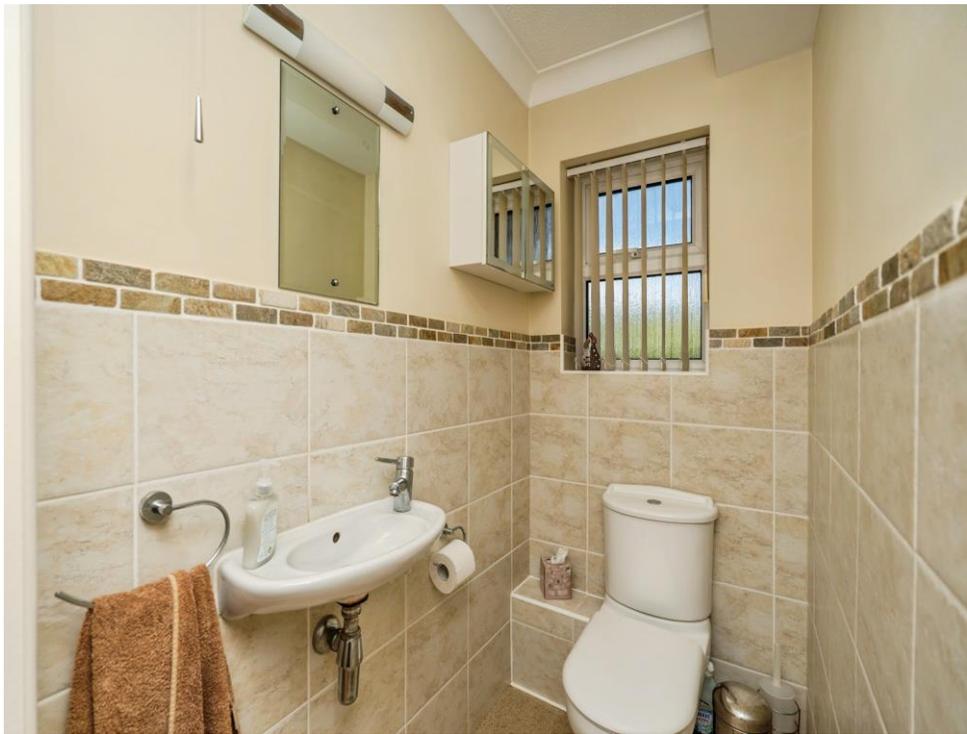
Situated in a quiet residential cul-de-sac just off Botley Road, Nursery Gardens offers peaceful living with the convenience of Romsey town centre nearby. The property is within catchment for Romsey Primary School (Ofsted: Good) and The Romsey School (Ofsted: Good), both of which are popular with local families.

Romsey offers a wide range of amenities including independent shops, supermarkets (Waitrose and Aldi), cafés, restaurants, and leisure facilities. The Romsey Rapids Leisure Centre, Memorial Park, and Broadlands Estate offer family-friendly recreation close by.

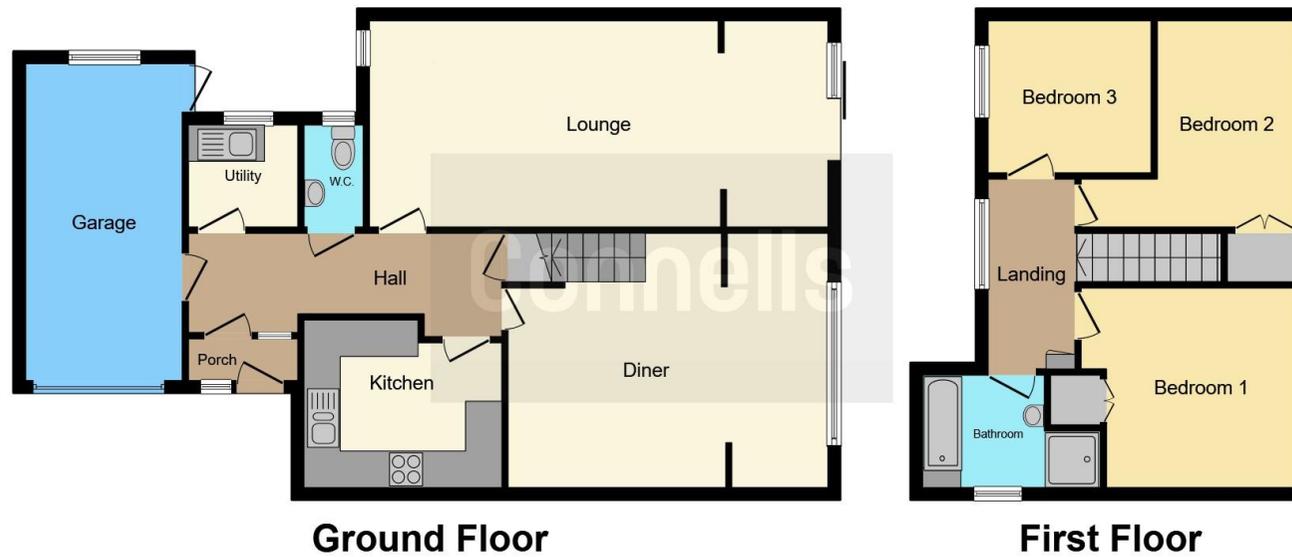
Transport links are excellent, with Romsey railway station under a mile away providing regular services to Southampton, Salisbury, and beyond. Nearby road links include the M27, giving access to the South Coast and connecting with the M3 for London. Bus routes and cycle paths also provide options for easy commuting.

This is a fantastic location for families, commuters, and downsizers alike, offering both town convenience and access to beautiful Hampshire countryside.









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](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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