



11 Peters Close, Locks Heath, SO31 6EG

Asking Price £534,100



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****Downstairs Bedroom & Bathroom**** W&W are delighted to offer for sale this beautifully presented three/four bedroom 'chalet style' detached family home. The property boasts three first floor bedrooms, lounge, kitchen, dining room/bedroom 4, '2022' re-furbished downstairs shower room, cloakroom to the first floor & en-suite shower room to the main bedroom. The property sits on an enviable corner plot providing an attractive landscaped rear garden, garage & ample driveway parking.

Peters Close is a popular, non-estate location in Locks Heath. Ideally situated with the Locks Heath Centre within walking distance, providing a variety of amenities, shops & eateries including a large Waitrose. Locks Heath Infant & Junior Schools are less than a mile away & there are excellent transport links close by.





Extremely Well Presented Three/Four Bedroom Detached 'Chalet' Style Home

Envious Corner Plot Tucked Away In A Quiet Position Within The Cul De Sac

Welcoming Entrance Hall Boasting Two Built In Storage Cupboards

Dual Aspect Kitchen Enjoying Attractive Wood Effect Units & Attractive Worktops

Built In Appliances Include 'Neff' Fridge/Freezer, Oven, Combination Microwave/Oven, Gas Hob, 'Bosch' Dishwasher & Washing Machine

Dual Aspect Lounge Enjoying Feature Brick Surround Fireplace & French Doors Opening Out Onto The Garden

Dining Room/Bedroom Four With Window To The Front

'2022' Modern Re-Fitted Downstairs Shower Room Comprising Low Profile Walk In Shower Cubicle, Porcelanosa Fittings, Underfloor Heating & Remote Controlled 'Mira' Shower

Utility Room Providing Additional Storage & Space For Further Appliances

Main Bedroom Enjoying Built In Double Wardrobes, Dressing Table, Matching Bedside Tables & En-Suite Shower Room

Bedroom Two Benefits From Partial Views Of The Isle Of Wight

Bright Landing Enjoying Built In Linen Cupboard & Velux Window

Two Additional Double Bedrooms Both Benefitting From Built In 'Sharps' Sliderobes & Large Eaves Storage

Cloakroom Comprising Two Piece Suite To The First Floor

'Hambrooks' Designed Beautifully Landscaped & Maintained Rear Garden

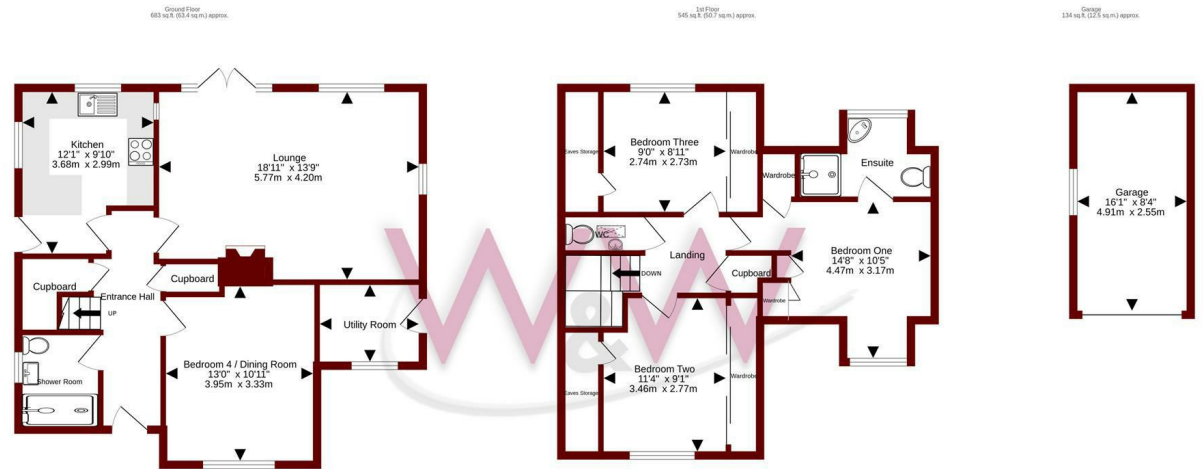
The Garden Is Laid To Paved Patio, Shingled Area, Circular Area Laid To Artificial Lawn, Mature Shrubbery, Display Flower Beds, Raised Decked Terrace Perfect For Alfresco Dining With Pergola Above

Outside Power Sockets & Security Lights As Well As Outside Water Tap

Greenhouse To Remain With Power & Heating

Landscaped Front Garden With Mature Shrubbery, Display Flower Beds, Water Tap & Lighting With Timer

Detached Garage & Ample Driveway Parking



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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