



Tulip Gardens | Locks Heath | SO31 6GB

Offers In Excess Of £520,000



Tulip Gardens |

Locks Heath | SO31 6GB

Offers In Excess Of £520,000

**** RE-AVAILABLE 06/01/24 ****

W&W are delighted to offer for sale this well presented four double bedroom detached family home situated at the end of a quiet cul de sac. The property boasts four bedrooms, lounge, open plan 2023 fitted kitchen/dining room, utility room, family room, downstairs cloakroom, en-suite shower room to the main bedroom & modern family bathroom. The property also benefits from a rear enclosed landscaped garden, remainder of garage & driveway parking.

Tulip Gardens is a sought after cul de sac in Locks Heath with local shops & eateries just a short walk away. Also within walking distance are Sarisbury Infant, Junior Schools & Brookfield Senior School. Holly Hill Leisure Centre & Woodland Park are just half a mile down the road providing some picturesque walks, a large playpark, swimming pool & gym. The A27, M27 & Swanwick train station are all within easy reach.







Well presented four double bedroom detached family home

Situated down the end of a quiet cul de sac

Welcoming entrance hall

Spacious lounge enjoying walk in bay window & feature centrepiece fireplace

Impressive open plan kitchen/dining room with double doors opening out onto the rear garden, breakfast bar & large understairs storage cupboard



2023 fitted modern kitchen enjoying attractive wood effect worktops/units, USB sockets, integrated appliances include oven/hob with space for additional appliances

Attractive wood effect LTV flooring in the kitchen/dining room

Utility room providing additional storage space & plumbing for appliances

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Family room

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes/chest of drawers & en-suite shower room

Three additional double bedrooms with one benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite & attractive wall tiling





Rear enclosed garden enjoying large paved patio perfect for alfresco dining, area laid to lawn with shrubbery beds & shed to remain

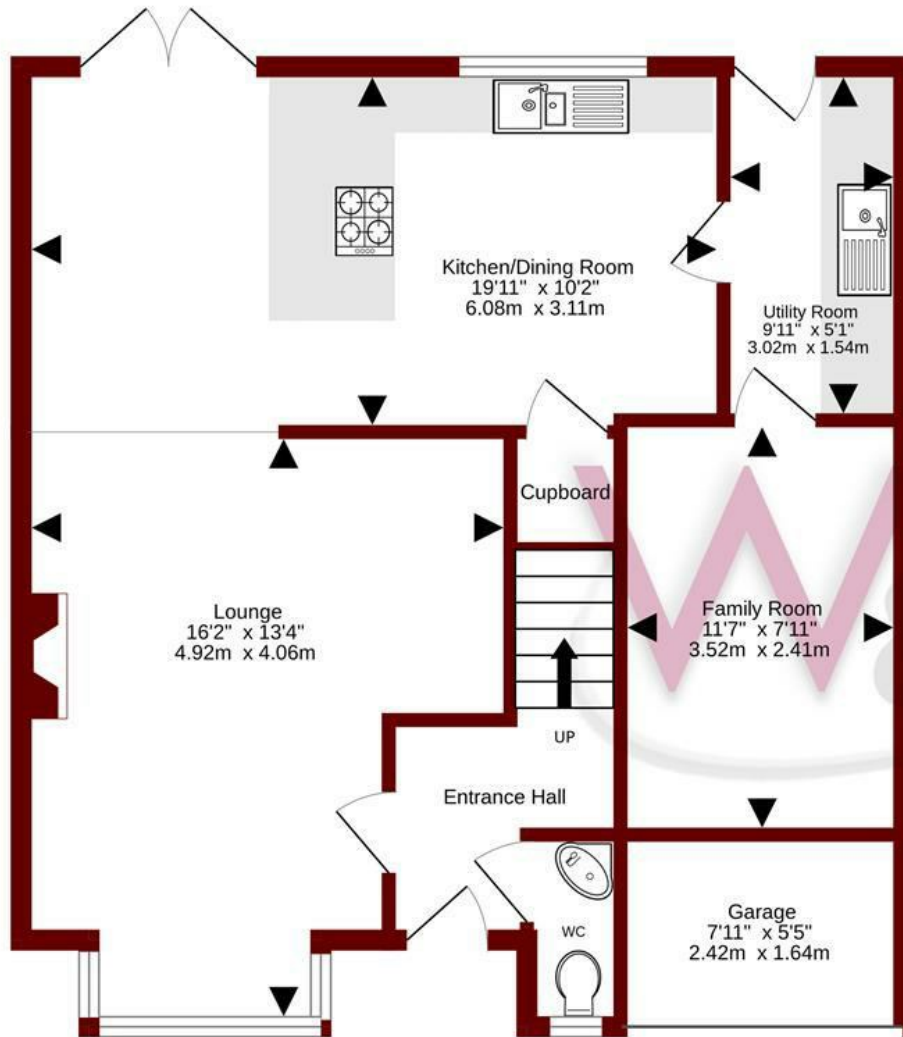
Remainder of garage

Driveway parking for several vehicles

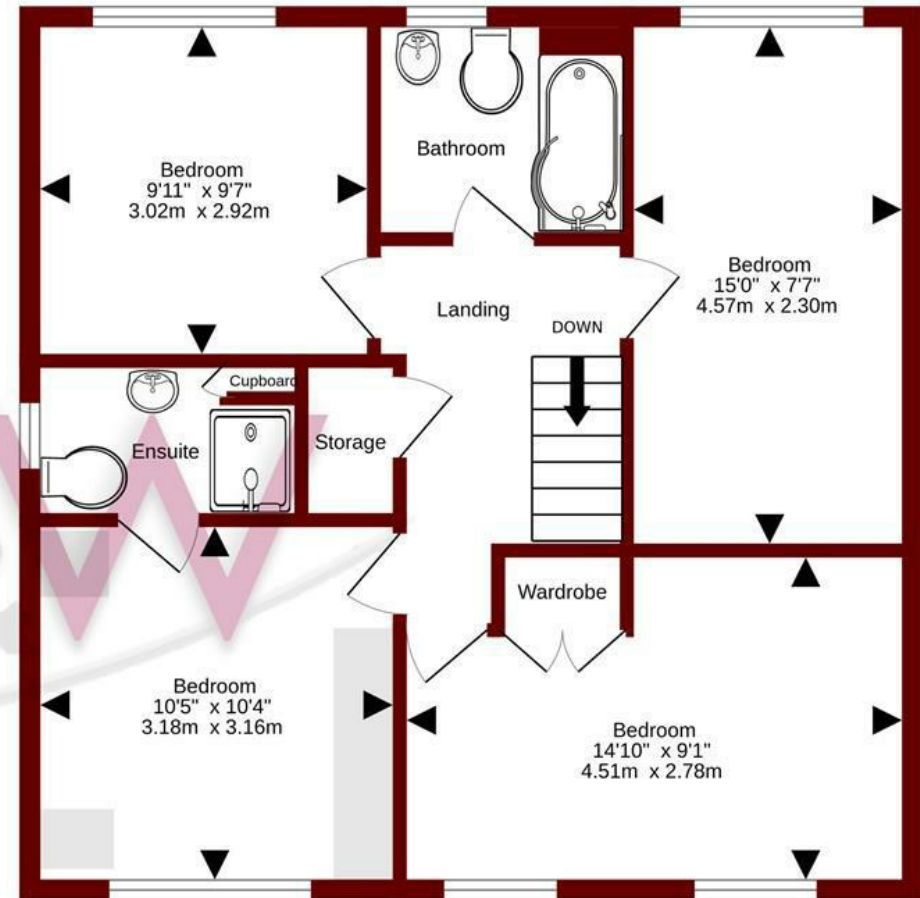
Replacement 2024 Worcester boiler with 'Hive' smart heating system



Ground floor
643 sq.ft. (59.8 sq.m.) approx.



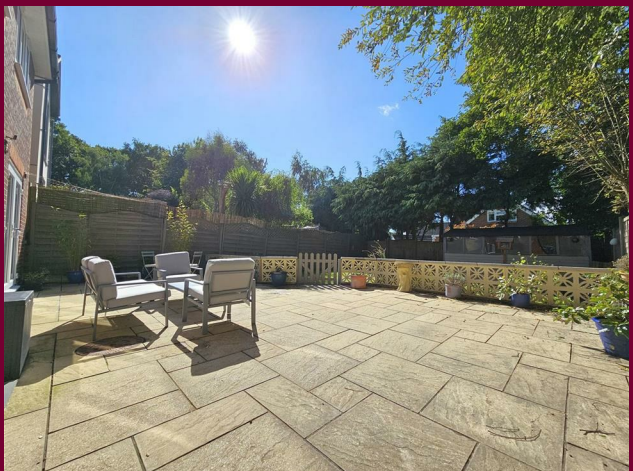
1st floor
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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.

Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

20e Bridge Road
 Park Gate
 Southampton
 Hampshire
 SO31 7GE
 01489 577990

parkgate@walkerwaterer.co.uk
 www.walkerwaterer.co.uk