



Coleridge Close | Warsash | SO31 9TP

Asking Price £640,000



Coleridge Close |
Warsash | SO31 9TP
Asking Price £640,000

W&W are delighted to offer for sale this extended four bedroom detached family home first time to the market for 25 years situated in the corner of a small cul de sac backing onto the mature woodland of Warsash Common. The property boasts four bedrooms, lounge, dining room, kitchen/breakfast room, utility room, cloakroom, family bathroom & ensuite shower room to the main bedroom. The property sits on an enviable corner plot providing tiered landscaped garden, detached double garage & driveway parking for several vehicles.

Coleridge Close is a popular cul de sac made up of only five houses ideally situated backing onto Warsash Common. The property is in catchment for Hook with Warsash Primary school, and a short walk to Warsash village with its shoreline walks, marina facilities, eateries and public houses and post office. It is also a short distance of the Locks Heath Shopping Centre with a Waitrose supermarket, Iceland, shops, café, health centre, library and pharmacy.







Extended four bedroom detached family home situated in the corner of a small cul de sac made up of only five houses

First time to the market for 25 years

Ideally positioned backing onto the mature woodland of Warsash Common

Spacious lounge enjoying bay window with views overlooking the rear garden & woodlands, lounge boasts feature centrepiece fireplace with granite hearth

Dining room/second reception room with double doors opening out onto the garden

Large open plan kitchen/breakfast room enjoying twin skylight windows, double doors opening out onto the garden

Modern kitchen boasting granite worktops, splash-backs and a large downstairs storage cupboard

Integrated appliances include a 'Neff' oven, 'Siemens' induction hob and extractor hood, a 'Miele' freezer and a 'Miele' fridge and space for a dishwasher

Utility room providing additional storage space & plumbing for additional appliances

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from double built in wardrobes, window to the rear overlooking the woodlands and ensuite

Modern en-suite shower room comprising three piece white suite & attractive wall/floor tiling



Tenure: Freehold

EPC Rating: D

Council Tax Band: F



Three additional bedrooms all enjoying built in wardrobes

Family bathroom comprising three piece suite

Tiered landscaped rear garden majority laid to lawn, mature shrubbery/woodlands with patio area perfect for alfresco dining, side access

'In our opinion' the garden offers a great degree of privacy with the Warsash common to the rear

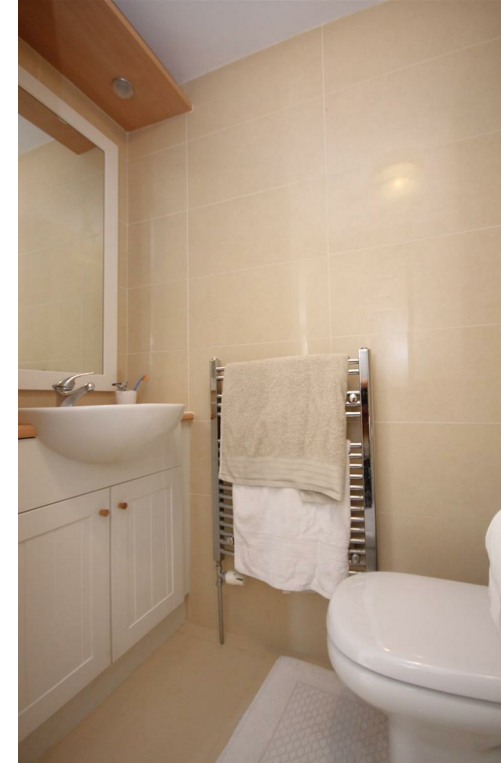
Detached double garage with power & lighting

Ample driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional

Electricity supply - Mains



Water supply - Mains

Sewerage - Mains

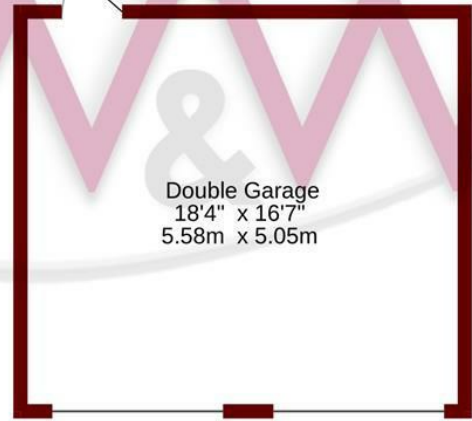
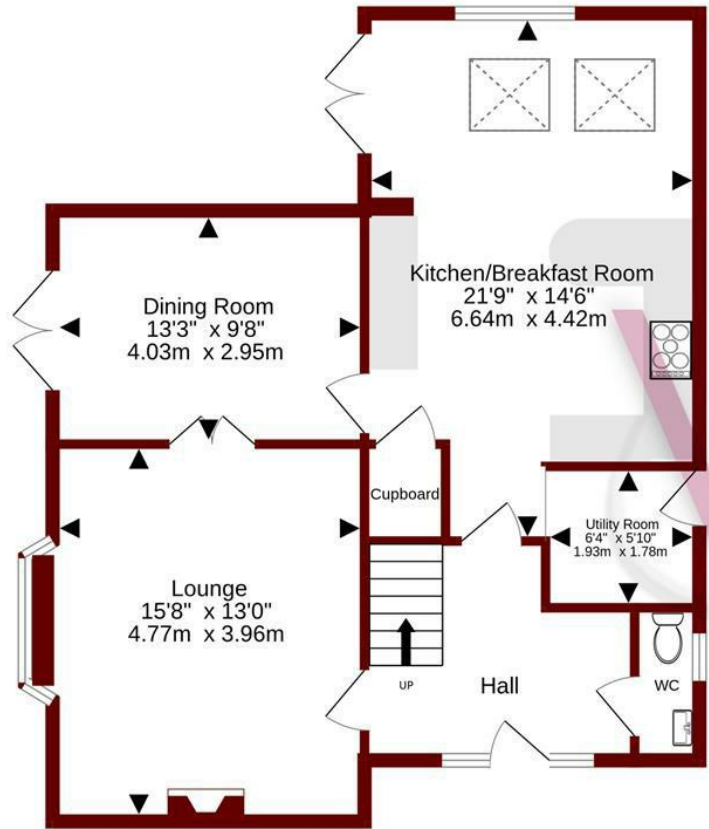
Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by PlusNet

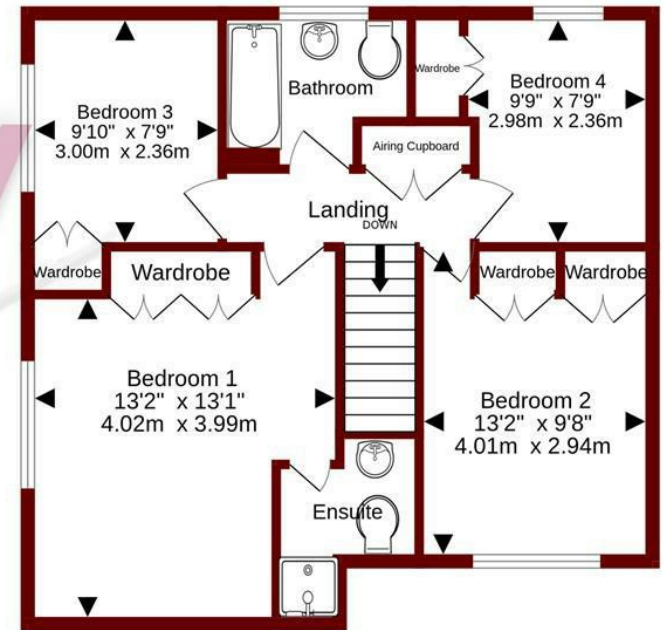
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground floor
1052 sq.ft. (97.8 sq.m.) approx.



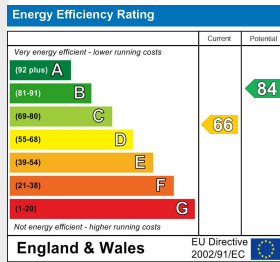
1st floor
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1669 sq.ft. (155.0 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 ©2023



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

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