



1 Larchdale Close, Warsash, SO31 9PU

Asking Price £439,995



Larchdale Close |

Warsash | SO31 9PU

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W&W are pleased to offer for sale this extended four bedroom semi detached family home. The property boasts four bedrooms ( three double bedrooms and one single bedroom), lounge, spacious kitchen/dining room, family room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also enjoys a rear enclosed landscaped garden, DOUBLE GARAGE & driveway parking.

Larchdale close is located in the picturesque village of 'Warsash' which sits on the corner of the River Hamble and Solent shoreline. It offers local shops, pubs and restaurants all within walking distance and there are stunning walks available nearby. In neighbouring Locks Heath there are more extensive shopping facilities which includes a Waitrose, library and community centre. There are also good bus links nearby and a short drive to Junction 9 of the M27 providing links to Portsmouth, Southampton and beyond. The property is also within school catchment for hook with Warsash, Sarisbury green and Brookfield secondary school





Extended four bedroom semi detached family home

Lounge with stripped wood flooring and feature centrepiece fireplace

Triple aspect kitchen/dining room with double doors opening out onto the rear garden & integrated oven/hob with space for additional appliances

Family room with double doors opening out onto the rear garden

Downstairs cloakroom

Dual aspect main bedroom with wardrobes to remain & en-suite shower room

Three additional bedrooms with one benefitting from built in wardrobes, two being of a double size and the other being of a single size

Main bathroom comprising three piece suite with feature corner bath

Rear enclosed landscaped garden laid to decking, paved patio, artificial lawn area & display shingled/shrubbery

Detached double garage

Driveway parking

Within school catchment for hook with Warsash, Sarisbury green and Brookfield secondary school

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

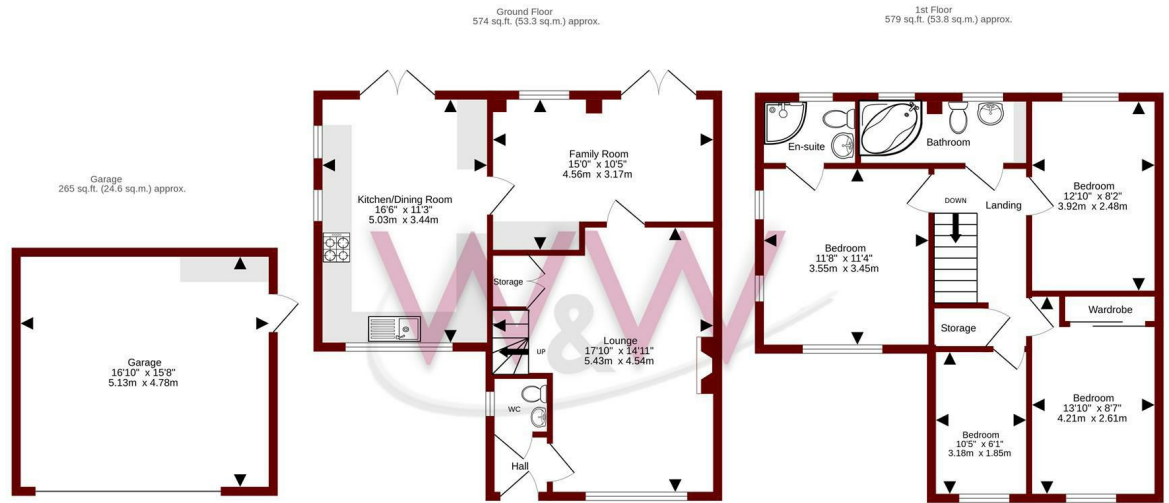
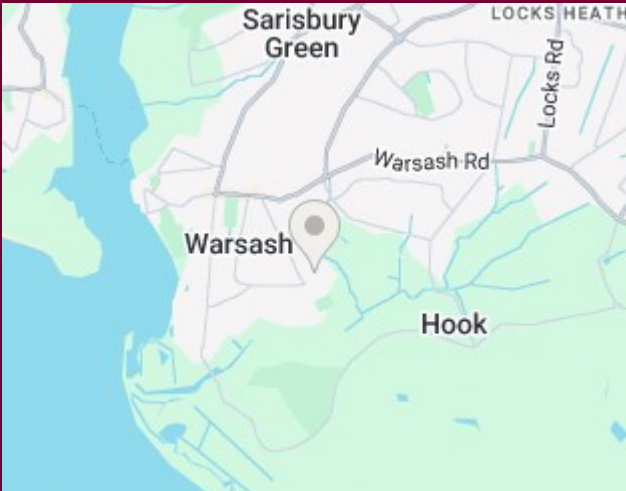
Sewerage - Mains

Heating - Gas central heating

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

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/>



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 86        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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