



The Beeches | Locks Road | Locks Heath | SO31 6NR

Asking Price £875,000





Locks Road |  
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W&W are delighted to present for sale this 2017 built executive four bedroom detached chalet style home. The property boasts over 2800 sq.ft providing four double bedrooms, three modern bathrooms, & three reception rooms. Outside, the property sits on an enviable plot accessed via it's own personal wooden gates providing a landscaped rear garden, detached double garage & ample driveway parking for vehicles.

'The Beeches' is a development of just three homes situated along Locks Road, just a few minutes walk to the amenities of Locks Heath Centre offering a variety of eateries, shops & doctors surgery. The excellent transport links are easily accessible with the A27 & Swanwick train station just up the road. Also within walking distance is Park Gate and Locks Heath Primary Schools, while Brookfield Senior School is just over a mile away.









Beautifully presented '2017' built four bedroom detached chalet style home

No chain ahead

Welcoming entrance hall enjoying attractive wood effect flooring & built in understairs storage cupboard

Impressively sized 21'9ft dual aspect kitchen/dining room with bi-folding doors opening out onto the rear garden

Modern kitchen with feature solid oakwood worktops, attractive units & central island unit

Integrated appliances include five ring hob, double oven, dishwasher, wine cooler, microwave & space for an American style fridge/freezer

21'9ft Lounge with double doors opening out onto the rear garden

Utility room providing additional storage space & plumbing for appliances

Study & two double bedrooms to the ground floor

Modern main bathroom comprising four piece white suite, attractive wall/floor tiling with feature walk in shower cubicle & circular centrepiece bath

Feature individually controlled underfloor heating throughout the ground floor



Tenure: Freehold

EPC Rating: B

Council Tax Band: F -

£2980.46 Per Annum

Main bedroom to the top floor enjoying velux windows, walk in dressing room & en-suite

Modern en-suite bathroom comprising four piece white suite, attractive wall/floor tiling, low profile shower cubicle & circular bath

20'4ft guest bedroom also benefitting from velux windows, built in wardrobe & modern en-suite shower room

Rear enclosed landscaped garden with majority laid to lawn, large paved patio area, display flower/shrubbery, shed & summer house to remain

The garden also enjoys an outside tap, double power sockets & power to the shed

'In our opinion' the garden offers a great degree of privacy

Detached double garage with electric roller remote controlled door & power/lighting

Shingled driveway parking for multiple vehicles accessed via it's own personal wooden gate

Superbly located to quickly walk to the Locks Heath Centre

#### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains







Water supply - Mains

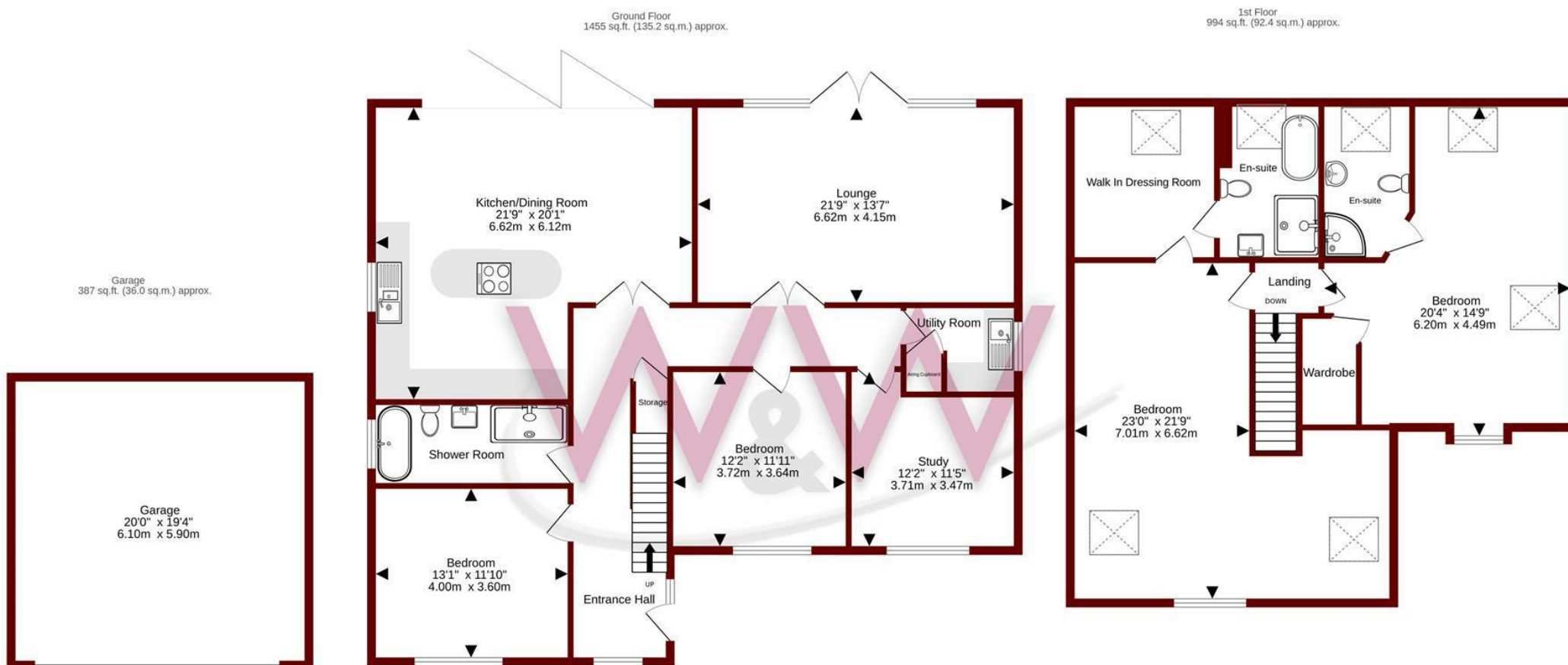
Sewerage - Mains

Heating - Gas central heating with underfloor heating throughout the ground floor

Broadband - There is currently no broadband connected to the property but it was previously with 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/>

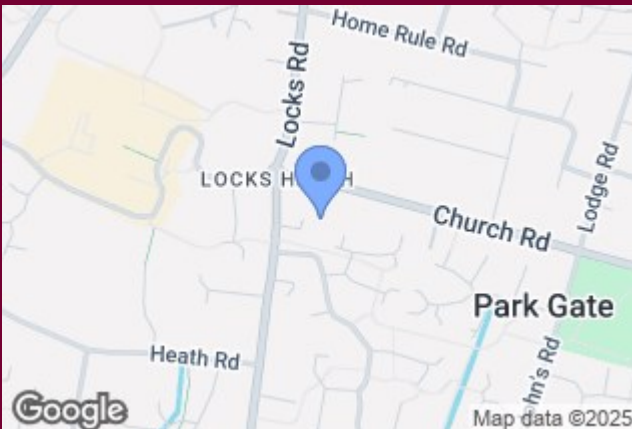


TOTAL FLOOR AREA : 2836 sq.ft. (263.5 sq.m.) approx.

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) <b>A</b>		93
(81-91) <b>B</b>	89	
(69-80) <b>C</b>		
(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	

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

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