



123c Locks Road | Locks Heath | SO31 6LJ

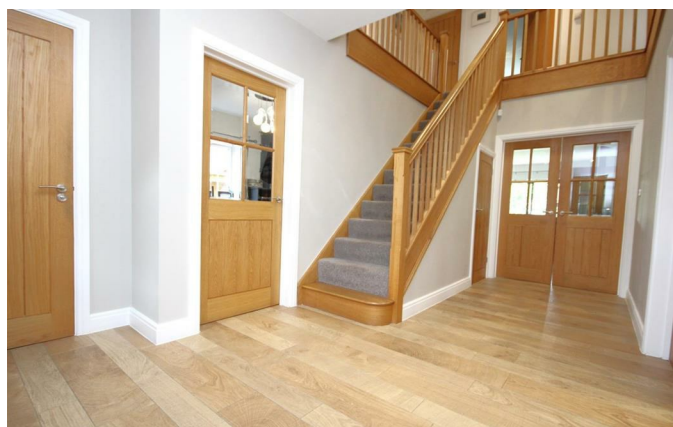
Asking Price £855,000



Locks Road |
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W&W are delighted to offer for sale this beautifully presented 2016 built five bedroom detached family home situated in a small development made up of only three houses. The property boasts five bedrooms, kitchen/breakfast room, dining room, lounge, family room, downstairs cloakroom, main bathroom & two modern en-suite shower rooms. The property sits on an enviable plot providing a rear garden, double garage & driveway parking.

Locks Road is just a few minutes walk to the amenities of Locks Heath Centre offering a variety of eateries & shops including a large Waitrose. 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 2016 built five bedroom detached family home

Situated in a small development made up of only three houses

Welcoming entrance hall with feature Porcelanosa wood effect tiled flooring flowing into the lounge, dining room & family room

20'6ft Lounge enjoying bi-folding doors opening out onto the rear garden, feature centrepiece fireplace with inset log burner & internal oakwood double doors into the dining room

Impressively sized 24'10ft dual aspect kitchen/breakfast room enjoying two tone attractive wood effect and high gloss cabinets, granite worktops & central island



Integrated appliances include full height fridge, freezer, double oven, combination grill/microwave, induction hob, wine fridge & dishwasher

Dining room with double doors opening out onto the rear garden

Family room enjoying a built in storage cupboard

Contemporary downstairs cloakroom comprising two piece Porcelanosa suite & tiling

Feature underfloor heating throughout the ground floor & all bathrooms

Galleried landing boasting two large built in storage cupboards

16'7ft Main bedroom with en-suite

Stunning modern en-suite shower room comprising three piece Porcelanosa suite & tiling with feature low profile walk in shower cubicle

Guest bedroom also benefitting from modern en-suite shower room

Three additional bedrooms

Modern main bathroom comprising three piece Porcelanosa suite & tiling

Westerly facing rear garden with majority laid to lawn, paved patio area & shrubbery/flowers to the rear of the garden

'In our opinion' we feel that the garden is of a great size

Double garage with power, lighting & electric remote controlled roller doors

Driveway parking for multiple vehicles

Vendor suited



Tenure: Freehold
EPC Rating: TBC
Council Tax Band: F - £3095
Per Annum





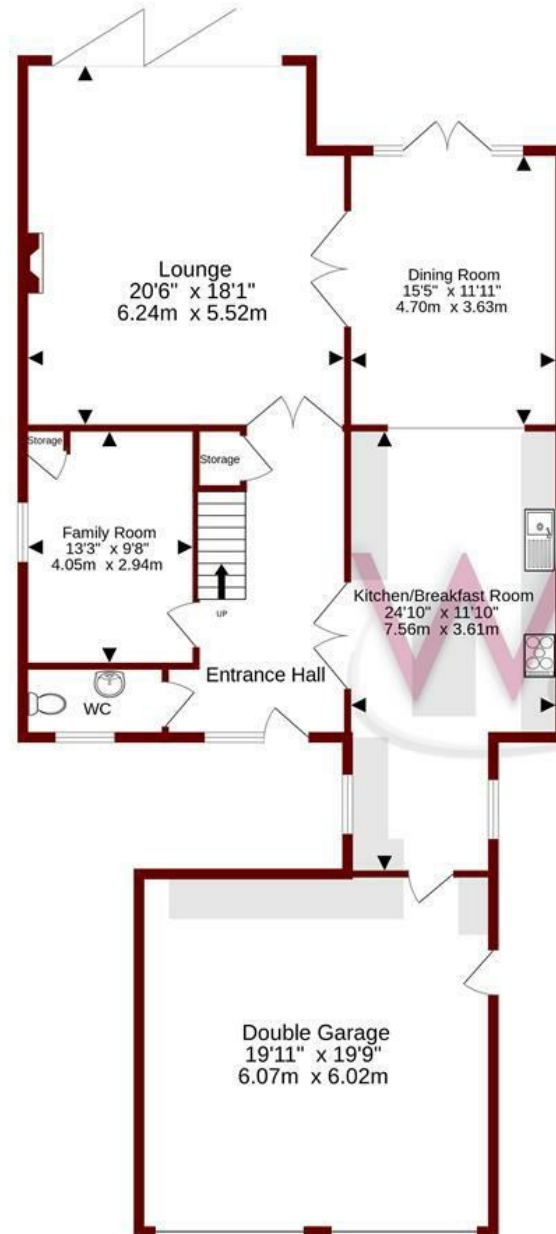
The property is of a traditional brick build and is connected to all mains services. The property benefits from gas central heating and underfloor heating

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

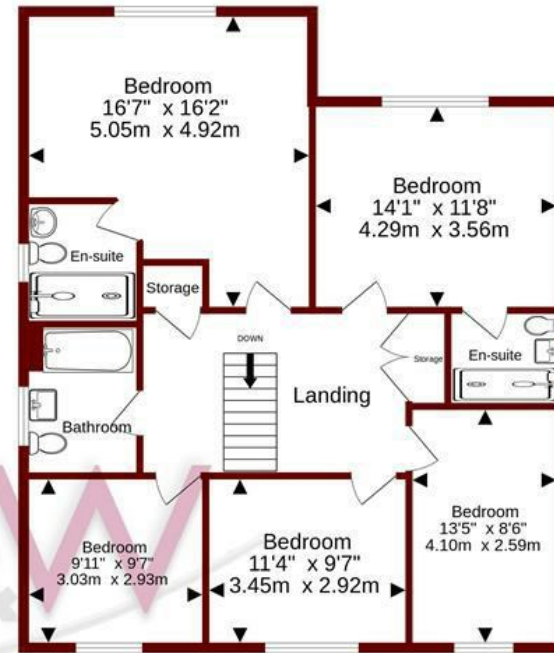
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1513 sq.ft. (140.6 sq.m.) approx.

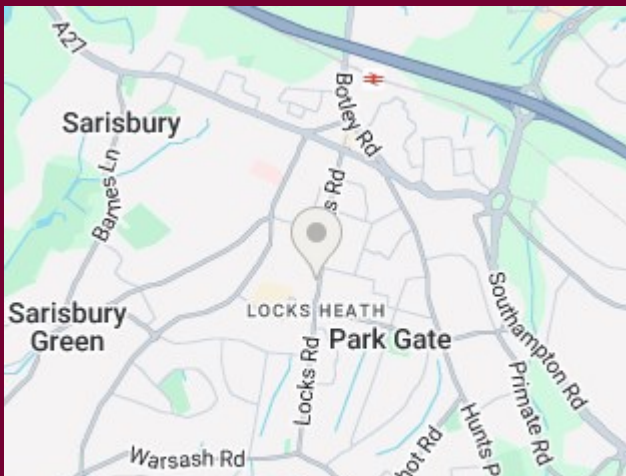


1st Floor
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2505 sq.ft. (232.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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