



10 Wildern Close, Locks Heath, SO31 7EZ

Asking Price £375,000



Wildern Close |

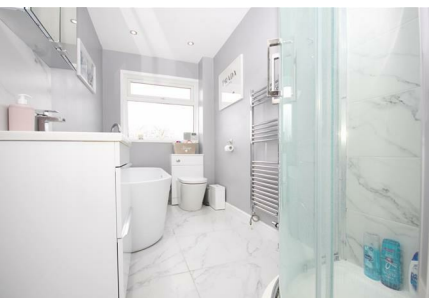
Locks Heath | SO31 7EZ

Asking Price £375,000

W&W are delighted to offer for sale this beautifully presented & vastly improved three bedroom family home. The property boasts three double bedrooms, impressively sized 23'2ft modern kitchen/breakfast room, 27'ft lounge/dining room, orangery, cloakroom & modern family bathroom. The property also enjoys a rear tiered landscaped garden & driveway parking to the front for vehicles.

Wildern Close is a quiet cul de sac set off heath road north situated within walking distance to Locks Heath Centre with shops including large Waitrose, eateries and other amenities. Excellent transport links are also close by including M27, A27 and Swanwick train station. The property is also within catchment of the local primary/secondary schools.





Beautifully presented & improved throughout three double bedroom family home

Impressively sized 23'2ft modern re-fitted kitchen/breakfast room boasting Corian worktops & attractive matte units

Integrated appliances include full height fridge, full height freezer, double oven with one being a combination microwave/oven, induction hob & dishwasher

Utility area providing additional storage space & plumbing for washing machine and tumble dryer

Downstairs cloakroom comprising two piece suite

27ft lounge/dining room with centrepiece fireplace & bi-folding doors opening into the orangery

Stunning orangery extension with lantern skylight & bi-fold doors opening out onto the decking

Main bedroom with window to the front

Two additional double bedrooms with one benefitting from built in storage

Modern re-fitted family bathroom comprising four piece white suite with attractive marble effect floor & wall tiling

Rear tiered southerly facing landscaped garden with decked sun terrace, area laid to artificial lawn & rear access

Driveway parking for two vehicles

MATERIAL INFORMATION

Property construction - Traditional Brick

Electricity supply - Mains

Water supply - Mains

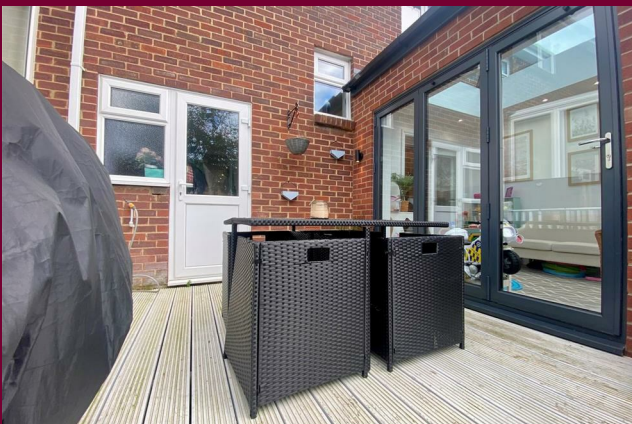
Sewerage - Mains

Heating - Gas central heating with a '2019' replacement boiler

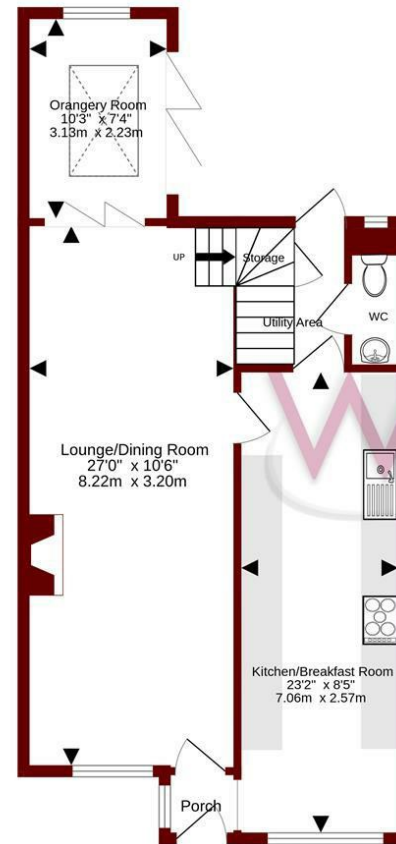
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin and is connected via by Cable

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

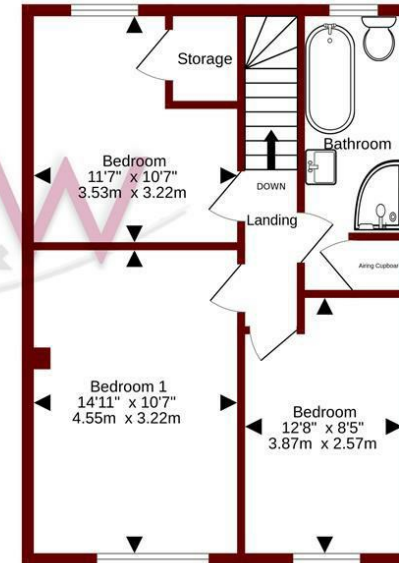
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
611 sq.ft. (56.7 sq.m.) approx.



1st floor
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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 is given 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		80
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C - £1753.42 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE

01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk