



**Guide Price £475,000**

Freehold

**15 Catamaran Close, Warsash**

**Southampton, Hampshire SO31 9AS**



## Quick View



3 Bedrooms



Garage



2 Living Rooms



3 Bathrooms



Link Detached Bungalow



EPC Rating D



Driveway Parking x 3



Council Tax Band D

## Reasons to View

- Tucked away in the corner of the cul de sac this is a very private plot offering parking for several cars on the U-shaped driveway.
- This extended, link-detached bungalow offers generous accommodation, ideal for those who need everything to be on one level.
- There is an open plan sitting room and dining room from the kitchen, perfect for entertaining friends and family when they come to visit.
- It's equidistant to the Locks Heath Shopping Centre, with its variety eateries and shops including Waitrose, and Warsash Village, both just a mile walk or 5 minutes in the car.
- With three bedrooms and three bathrooms there will be plenty of options for when guests stay over so they can have their own space.
- Offered with no forward chain there should be no delays for you moving in here!

## Description

This extended, link-detached bungalow enjoys a secluded corner position set back off the cul de sac via a shared driveway with parking for several vehicles. Those who enjoy the outdoors will be delighted with the mature garden which is not overlooked with a greenhouse and raised beds offering grow your own possibilities. There is pedestrian access to one side and rear personnel access in the garage which has an electrically operated door to the front.

Once inside you'll find the bedrooms located at the front of the bungalow and the living space to the rear. In the hall there is a built-in cloaks cupboard and hatch with ladder fitted up to the boarded loft space which has two windows at the rear for natural light. The largest bedroom has built in wardrobes and airing cupboard storage whilst bedrooms two and three both have built in storage and ensuite shower rooms. The main bathroom off the hallway has been refitted with a modern white suite. The bedrooms and hallway have recently been given a makeover with skimmed ceilings and new carpeting for a fresh modern feel.

The kitchen is fitted with cream wall and base units and has an integrated fridge/freezer as well as built in electric oven and hob. There is space for a washing machine and slimline dishwasher and the boiler is hidden away behind a matching cupboard. To the side is a porch which could be very useful for doffing boots and coats after a walk around the nearby Warsash Common. An arch from the kitchen leads into the dining room which in turn is open plan into the cosy sitting room. From here sliding patio doors give a view and access onto the rear garden.

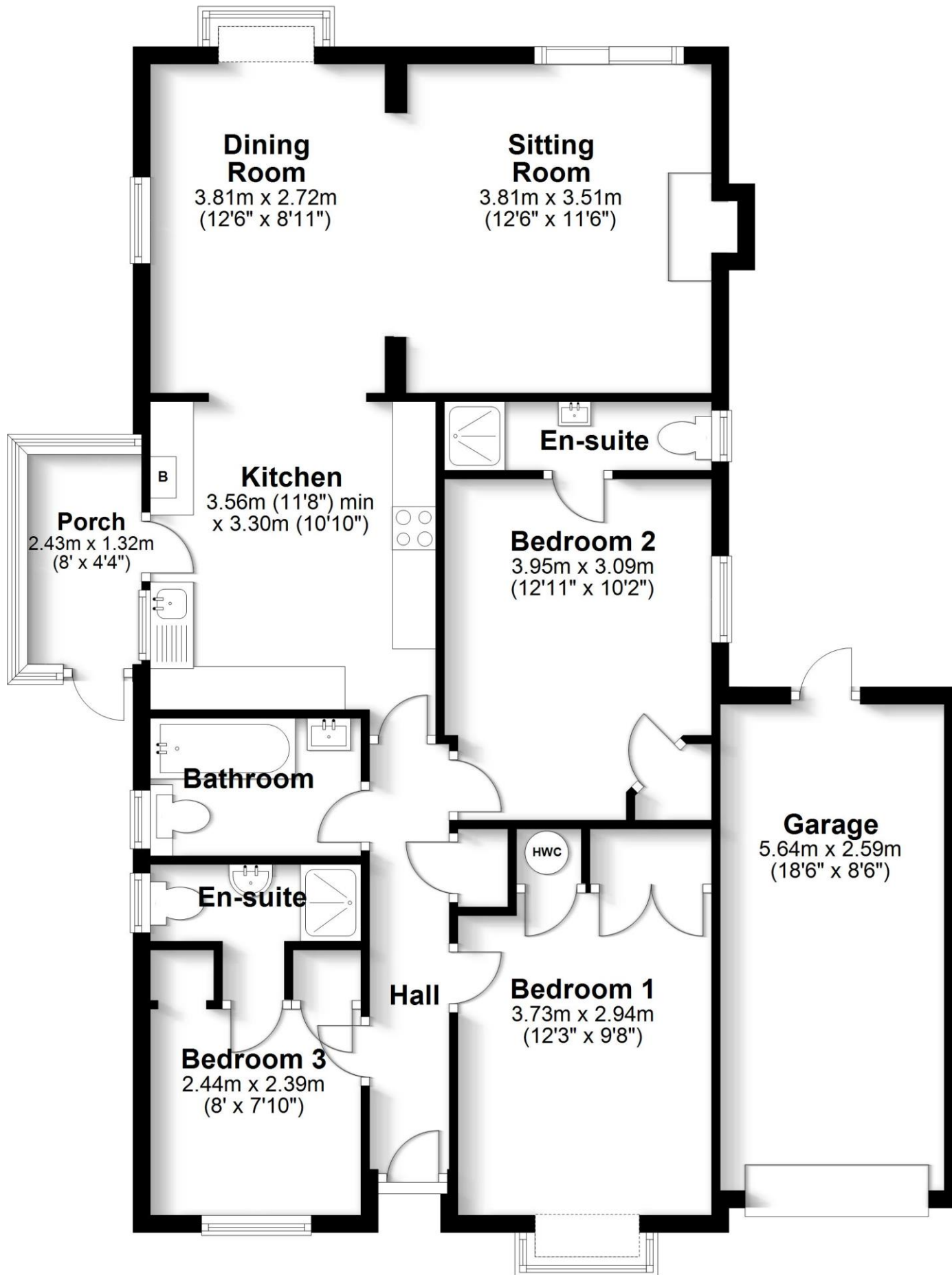
With Locks Heath Centre and Warsash village both just a mile away this is certainly a convenient location, and with no onward chain you could be settled and enjoying exploring the local area in no time.

## Directions

<https://what3words.com/warblers.copying.coverings>

## Floor Plan

Approx. 104.4 sq. metres (1123.6 sq. feet)



Total area: approx. 104.4 sq. metres (1123.6 sq. feet)

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