



£625,000
Freehold

25 Gray Close, Warsash
Southampton, Hampshire SO31 9TB



Quick View

	4 Bedrooms		Garage
	3 Living Room		2 Bathroom
	Detached House		EPC Rating E
	Driveway Parking		Council Tax Band E

Reasons to View

- Perfect for multi-generational living – there are two houses on offer here.
- Situated at the end of a quiet cul-de-sac, it’s a perfect spot to bring up your children, and enjoy retirement with no passing traffic to bother you.
- The annex, with its open plan sitting room, has double doors to the pretty garden – such a lovely outlook.
- In the main house, the three bedrooms all have built in cupboards, so there’s loads of storage and space to update your wardrobe as the seasons change.
- The school run will be a breeze in the mornings – it’s less than a 20-minute walk to Brookfield seniors, and only 10 min’s to Locks Heath Juniors.
- If you want to leave the car at home, and fancy eating out, Locks Heath Centre is just over half a mile walk away to enjoy a choice of eateries or pick up a basket of shopping in Waitrose.

Description

Set in a quiet residential spot, this family home with an independent annex has not been on the market since 1996. The main family home has three bedrooms, and the double story annex provides generous accommodation with a large bedroom and bathroom upstairs. Whilst this property has original fittings in places, and you may wish to carry out some improvements, it is very well presented, with a very pretty garden.

Upon entering, you will notice the tidy oak-effect flooring that runs throughout the downstairs, providing practicality and a neat, sleek look. The hallway provides access to the downstairs WC, and doors to all the rooms.

The kitchen is to the front, overlooking the close, and is fitted with a comprehensive range of dark oak units with complimentary work tops and tiled splash backs. Integrated units hide a dishwasher, fridge and freezer, the electric oven has a gas hob over. An archway opens to the dining room – perfect for entertaining or keeping an eye on the children doing their homework, whilst cooking up a storm.

Double doors open up to the sitting room which has a large under stairs cupboard, a deep ledge bay window and an attractive Adam-style gas fire for those cooler evenings when you want to cosy up. From the sitting room there is a door to the porch that gives independent access to the annex.

Upstairs has access to the roof, which is insulated, boarded, and has a ladder. The three bedrooms, all with fitted storage share the family bathroom. There is access from the landing to the annex for ease.

The Annex has side garden access, to a porch that leads into the open-planned sitting room, which has an open tread staircase, a kitchenette with fitted cupboards, sink and fridge and a handy breakfast bar. This dual aspect room has double doors that open to the garden, providing a pretty outlook. Upstairs, the dual-aspect bedroom has mirror fronted wardrobe space, and loft access too. An inner hallway leads to the shower room with a champagne suite and a window.

Outside, the garage has an electric door and a separate utility with plumbing for washing machine to the rear has tandem parking in front. A side gate provides access to annex and the rear garden which has a west facing garden to enjoy the evening alfresco dining.

Directions

<https://what3words.com/dish.bowls.ordeals>

Kitchen: L shaped 9'11" narrowing to 6'9" X 9'11"

Dining room 10' X 8'5"

Lounge: 18' X 11'11" narrowing to 9'4"

Bedroom 1: 12'1" X 11'5" - including wardrobes

Bedroom 2: 10'2" X 9'3" - including wardrobes

Bedroom 3: 9'3" X 6'10" - Including wardrobes

Bathroom: 6'2" X 6'

Annex:

Sitting room: 17'5" X 11'3

Bedroom: 18'6" (including stair well) X 11'3"

Shower room: 9'6" X 5'5"

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