



£395,000
Freehold

9 Cabot Close, Locks Heath
Southampton, Hampshire SO31 6BQ



Quick View

	3 Bedrooms		Garage
	1 Living Room		2 Bathrooms + Cloaks
	Link Detached House		EPC Rating B
	Driveway Parking		Council Tax Band C

Reasons to View

- Having a garage and a driveway for two cars, plus visitor spaces straight outside, should mean you'll never be short on parking here.
- Catchment schools are Sarisbury infants & juniors, and Brookfield Secondary, all highly regarded locally, making this a great choice for those looking for a family home.
- There's space for a table in the kitchen, perfect for breakfast with the kids or for coffee, cake and a catchup with friends.
- It's just over half a mile to your local Waitrose, Costa and loads of other useful amenities at the Locks Heath Centre which you can walk to in 15 minutes.
- With an ensuite shower room, family bathroom and a ground floor cloakroom there should be no queues in the morning in this house.
- The south/west facing garden backs onto open space so it's super private, as well as being a real sun trap.

Description

Located in the popular development of Strawberry Fields, Locks Heath shops, schools and pubs are all within walking distance. Warsash Village is only a mile away, the village has a lovely atmosphere, where you can take riverside walks along the river or hop on the pink ferry over to Hamble for lunch. There is also a Sailing Club to enjoy local water sports or just sit in the sun and watch the boats bobbing up and down on the river. Built in 2015 this Taylor Wimpey link-detached home offers family friendly accommodation with driveway parking for two cars and a garage for storage.

Stepping inside to the reception hall take a moment to notice the smart Karndean wood effect flooring which flows through into the living room. A downstairs cloakroom and under stairs storage are welcome additions. The kitchen/breakfast room to the front of the property has modern units with a gas hob and electric oven and space for further appliances. There's room for a small table and chairs, so you can sit and grab a bite and coffee before dashing out in the morning. The living room spanning the rear of the house offers great space for the family to sit round and room for a dining table for formal meals.

Upstairs doors lead off the landing to the three bedrooms and family bathroom. The master has built in wardrobes and a stylish en-suite shower room with window for ventilation and natural light. The second double bedroom and third single share the family bathroom which has a modern white suite with separate shower over the bath.

Outside the south/west facing rear garden is arranged with lawn and flower beds, there is also a patio, perfect for a BBQ with friends and family on warm summer evenings. It is enclosed by panel fencing with side access gate and a personnel door into the garage which is a really great size. Making the most of the south/westerly aspect the solar panels on the roof should help subsidise your electricity bills.

Other information

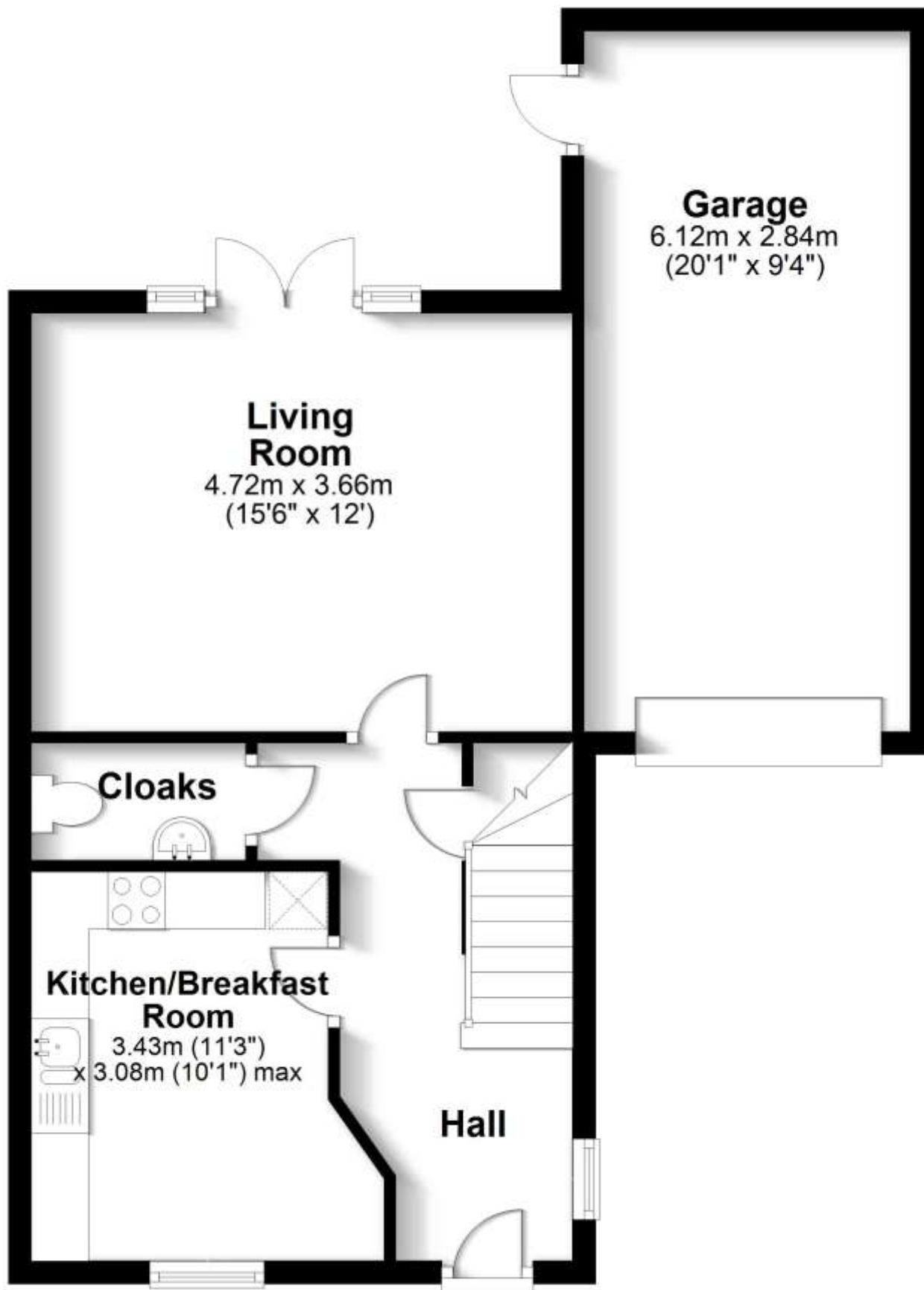
As with most newer homes there is an estate charge payable of approx. £343 per annum, payable to First Port.

Directions

<https://what3words.com/flats.pumps.flickers>

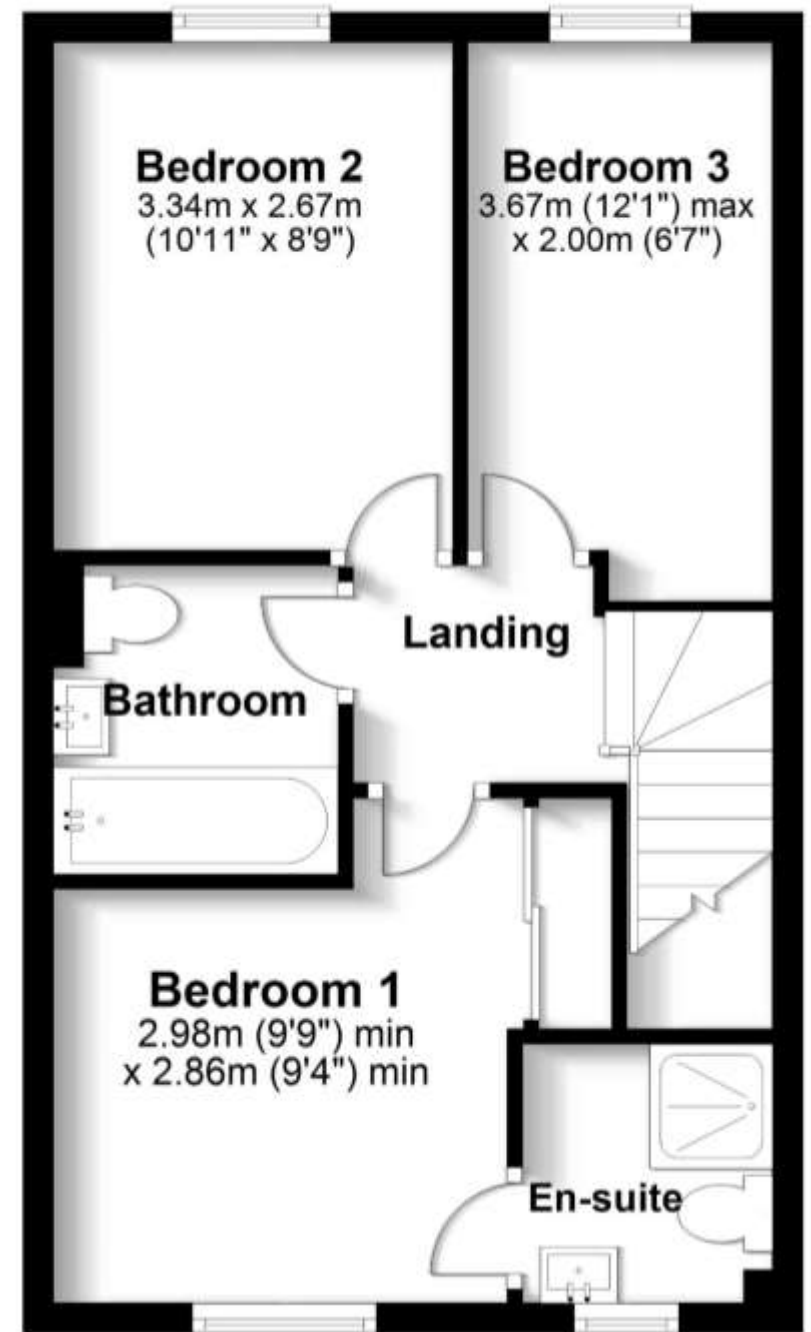
Ground Floor

Main area: approx. 39.1 sq. metres (420.9 sq. feet)
Plus garages, approx. 17.4 sq. metres (187.4 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Main area: Approx. 78.4 sq. metres (843.7 sq. feet)

Plus garages, approx. 17.4 sq. metres (187.4 sq. feet)

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