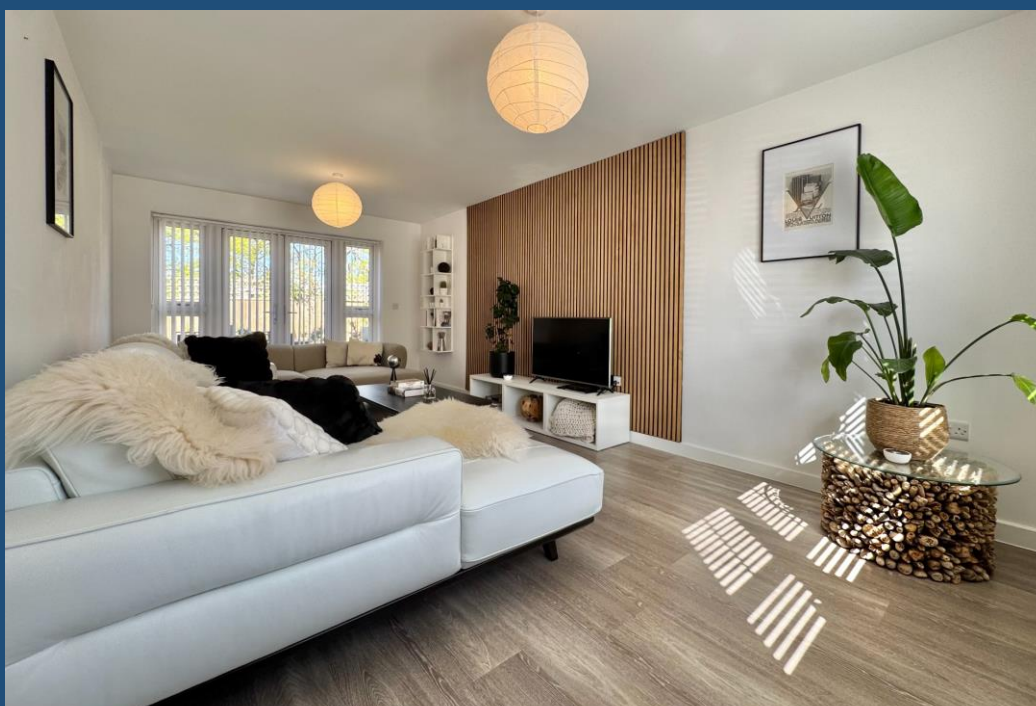




**£600,000**  
Freehold

**3 Waltham Road, Bishops Waltham**  
Southampton, Hampshire SO32 1QZ





# Quick View

	4 Bedrooms		Garage
	2 living room		2 Bathrooms
	Detached House		EPC Rating B
	Driveway Parking		Council Tax Band E

## Reasons to View

- Perfectly practical in every way! If you are looking for a turnkey home with nothing to do except unpack then this is the property for you.
- There is parking for two cars side by side on the block paved driveway and an oversized detached garage with boarded loft space for storage.
- The sellers of this property have already earmarked their next home in Bishops Waltham, which is chain free, so we would hope for a smooth move.
- Light and bright, the triple aspect kitchen/dining room is perfect for entertaining, with its central breakfast bar ideal for dishing up or just to sit up and natter.
- Built by Crest Nicholson in 2020 this detached property retains its new house feel and has show home style.
- Super low maintenance garden with paving and artificial lawn, this will allow you to enjoy your weekend rather than be a slave to the lawnmower.

## Description

Living here is definitely a practical lifestyle choice. The vibrant village centre is just 20 minutes on foot, where you can enjoy the independent shops, cafés and restaurants as well as regular community events. If the outdoors is more your thing, then the nearby Priory Park is great for sports and there are lots of wonderful walks around the area to explore, so get the wellies ready. There is no denying the curb appeal of this home. The sage-coloured windows are set off by the low fence surround, with a double-width block paved driveway to the side. The central hallway has a useful cloak cupboard built in, and the cloakroom is neatly tucked under stairs. Quality wood-style flooring flows through the ground floor for easy cleaning. The sitting room spans the depth of the house with double doors out to the garden, acoustic panelling making a feature wall and backdrop. The triple-aspect kitchen/dining room has a full-length bay window to the side, making this a really lovely bright space. Fitted with white gloss units and contrasting granite work tops with under-mounted sink, there are integrated appliances for a neat look, including: gas hob, electric double oven, dishwasher and fridge/freezer. The utility room keeps the noisy appliances and the washing out of the way and has a door out to the garden.

On the first floor, bedroom one has its own ensuite shower room. Bedroom four is currently being used as a dressing room but is a good-sized room, as are the other two bedrooms, which are both doubles, all of which share the family bathroom. On the landing is a deep storage cupboard housing the gas combination boiler. The rear garden is enclosed by panel fencing with an access gate at the front out to the driveway. Arranged for ease of maintenance with an artificial lawn, there is a patio to the rear of the house and a further area with pergola over so you can make the most of the sun or shade throughout the day. The garage has power and light and a boarded roof space with a pull-down ladder offering great storage.

## Other Information

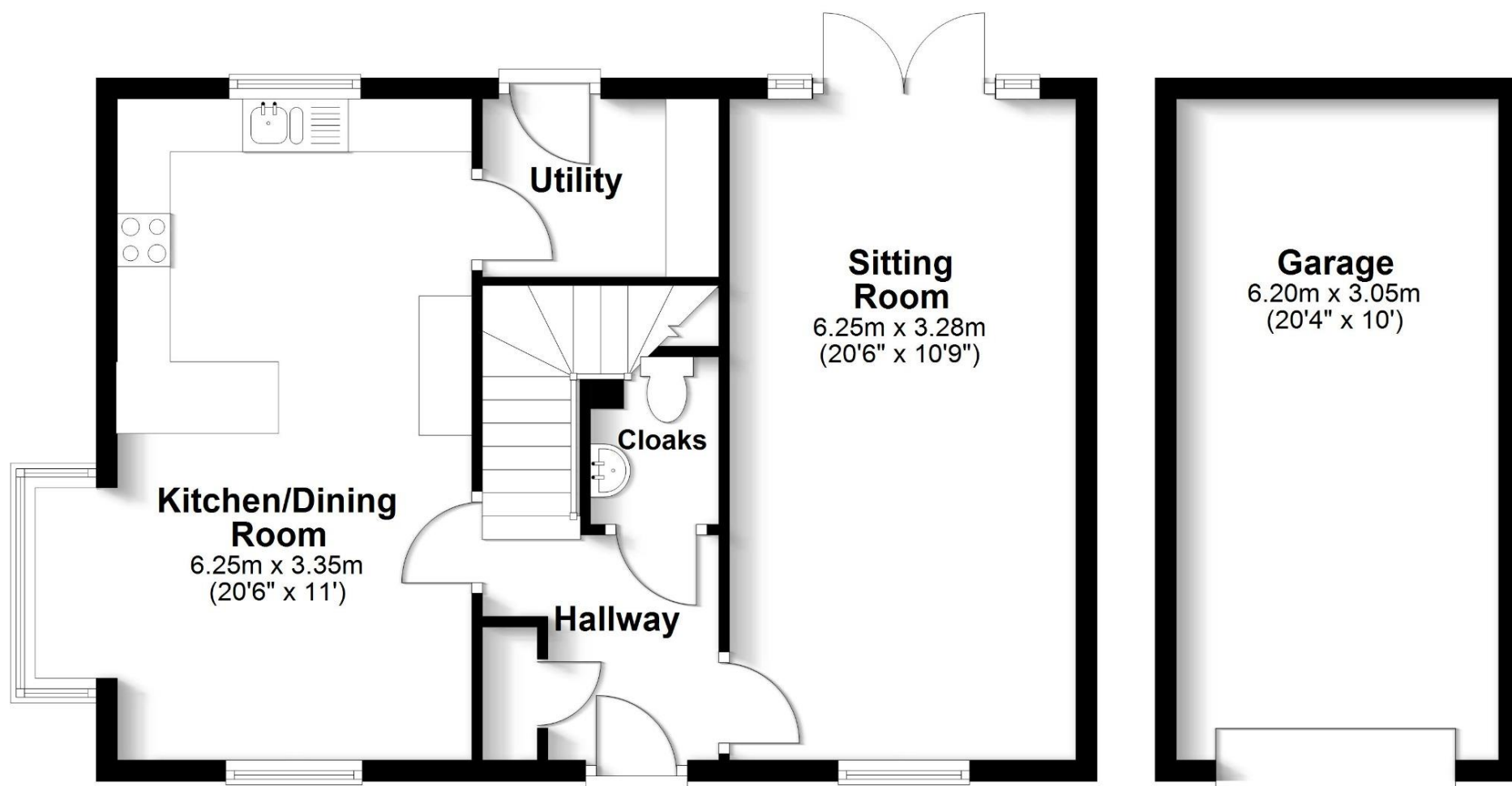
As with most new homes, there is an estate charge payable towards the upkeep of the common areas and street lighting etc. the charge for the current year is in the region of £470. Approx £234 per six months.

## Directions

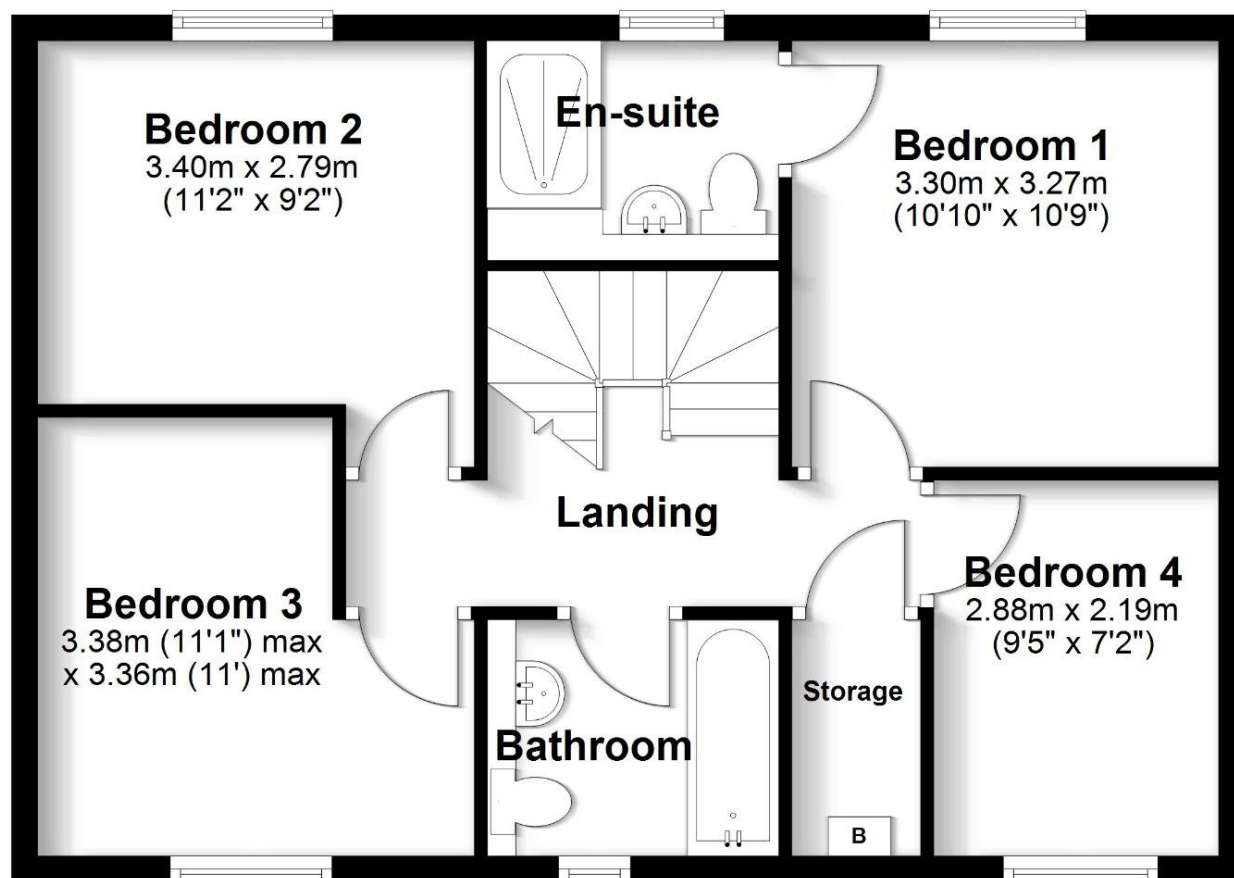
<https://what3words.com/clearing.cork.tiger>

## Ground Floor

Main area: approx. 57.3 sq. metres (617.0 sq. feet)  
Plus garages, approx. 18.9 sq. metres (203.3 sq. feet)



Main area: Approx. 113.7 sq. metres (1224.3 sq. feet)  
Plus garages, approx. 18.9 sq. metres (203.3 sq. feet)



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