



£475,000
Freehold

1 Spinnaker Mews, Warsash Road

Warsash, Southampton, Hampshire SO31 9LJ



Quick View

	4 Bedrooms		Garage
	1 Living Room		2 Bathrooms + Cloaks
	Semi-Detached House		EPC Rating C
	Parking x 3		Council Tax Band E

Reasons to View

- This is open plan living at its best – a sociable hub for the whole family to enjoy, whether it be baking, dining, relaxing or gaming there is plenty of room for all.
- There are four bedrooms with the master and en-suite on the top floor, so whether you need space for the children or need a room to work from home there will be lots of space.
- The stylish staircase combines modern design with traditional oak for a beautiful feature that will have you smiling each time you walk in the front door.
- A good sized garage at the rear, with power, and three parking spaces will give plenty of room for all the family.
- Everything you need is on your doorstep, pubs, restaurants, chemist, grocery & more! Pop to the Co-op on a Sunday morning for the papers then wander around the corner for a pub roast.
- With no onward chain to delay things this is a home you can move straight into and relax.

Description

We love the village centre location of this smart town house, right in the heart of the village with everything you need literally on the doorstep. Local shops, restaurants, takeaways and pubs, plus the River Hamble for sailing or wonderful waterside walks are all on hand for you to enjoy. Parking should never be a problem here either. There is space for three cars in addition to the large garage situated behind the house which has power too.

The reception hall and stairwell are very stylish with glass balustrade and oak handrails as well as new carpet throughout. A ground-floor cloakroom is handy in any home, but especially so in a three-storey house to save those trips up the stairs. The ground floor living accommodation was extended and opened up in 2020, into one light bright space. The kitchen area is fitted with white gloss units, an island unit with breakfast bar and quality integrated appliances including an AEG fan oven, combination microwave, induction hob, two fridges, freezer, dishwasher and washing machine. To the rear, the glazed atrium and sliding doors, with fitted electrically operated blinds, allow plenty of light in and access to the rear garden.

On the first floor there are three bedrooms; two doubles and a generous single room. They share the family bathroom, which has modern fittings for a fresh look. The glass and oak stairs continue up to the second floor where the master bedroom is located. Take a moment to appreciate the view from the window across the village to the Solent in the distance. There is a deep built-in wardrobe which conceals the eaves access beyond and door into the en-suite. The en-suite shower room has modern fittings and a Velux window for light and ventilation.

The rear garden has been landscaped with raised planters and decking, making it a low maintenance and private space to relax in. Walled to the rear there is a pedestrian gate leading out to the rear parking space and garage.

This beautiful home is offered chain-free, so you will be able to move straight in and start enjoying village life.

Other Information

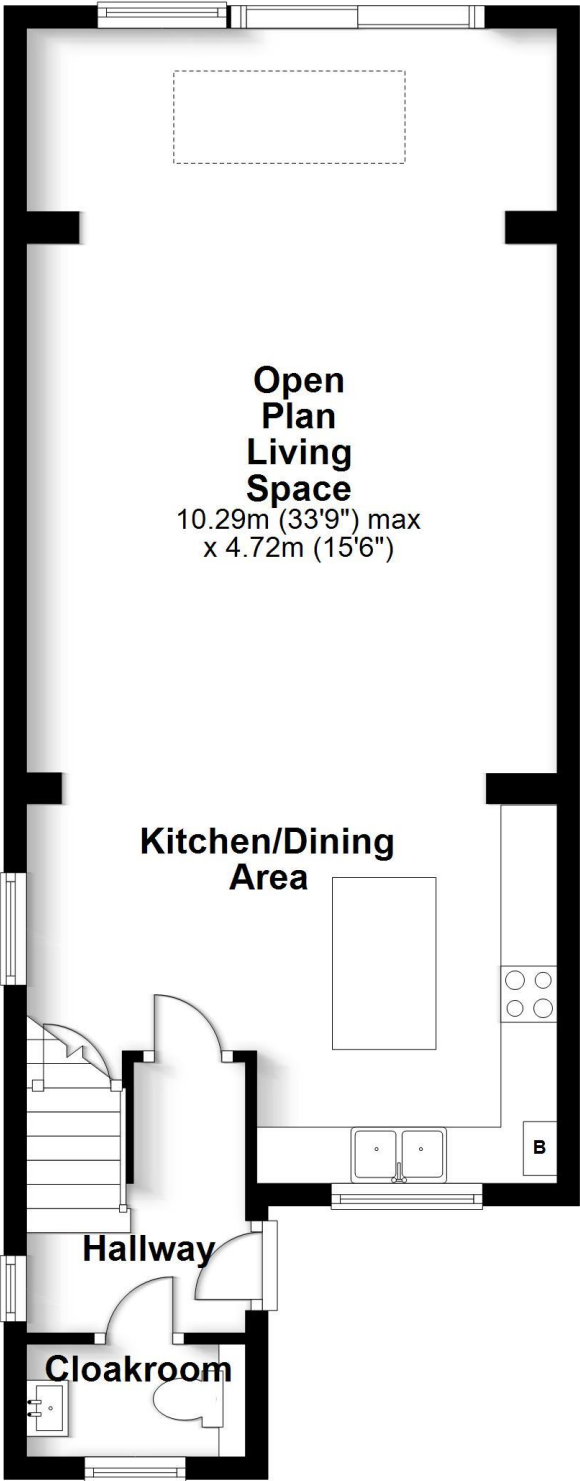
The boiler & hot water cylinder were replaced in 2017, the front windows & door replaced in 2019 and the ground floor extension completed in 2020 by previous owners, which included the kitchen and appliances.

Directions

<https://what3words.com/absorb.nibbles.dusts>

Ground Floor

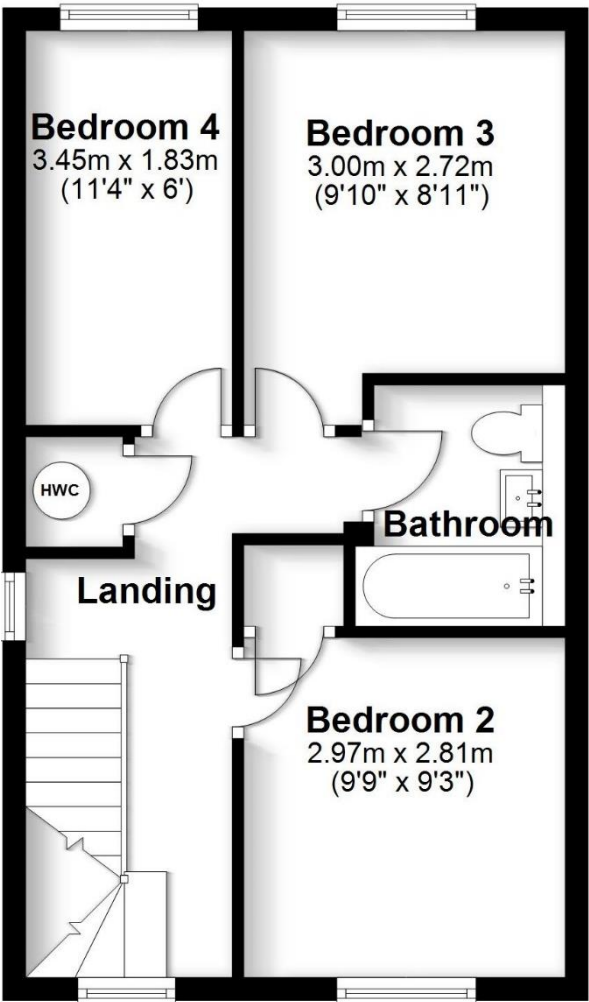
Main area: approx. 53.3 sq. metres (573.8 sq. feet)
Plus garages, approx. 16.6 sq. metres (178.3 sq. feet)



Main area: Approx. 115.0 sq. metres (1238.3 sq. feet)
Plus garages, approx. 16.6 sq. metres (178.3 sq. feet)

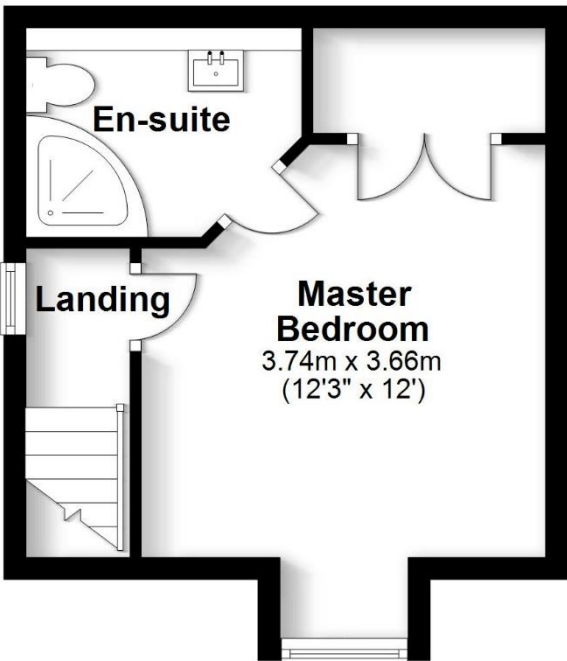
First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



Second Floor

Approx. 23.3 sq. metres (251.0 sq. feet)



Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast