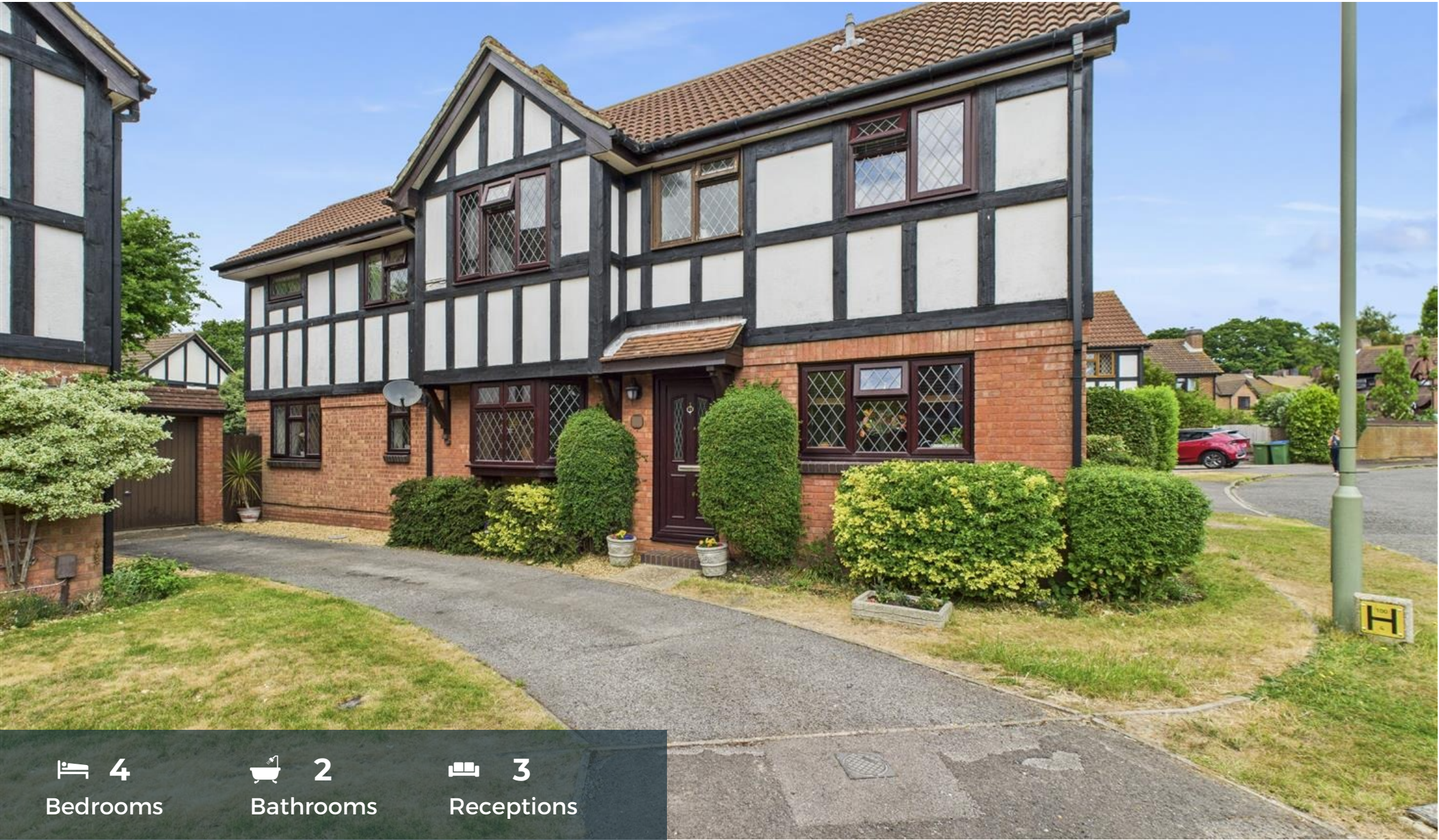




Asking Price £550,000
Gray Close, Warsash, Southampton



4

Bedrooms



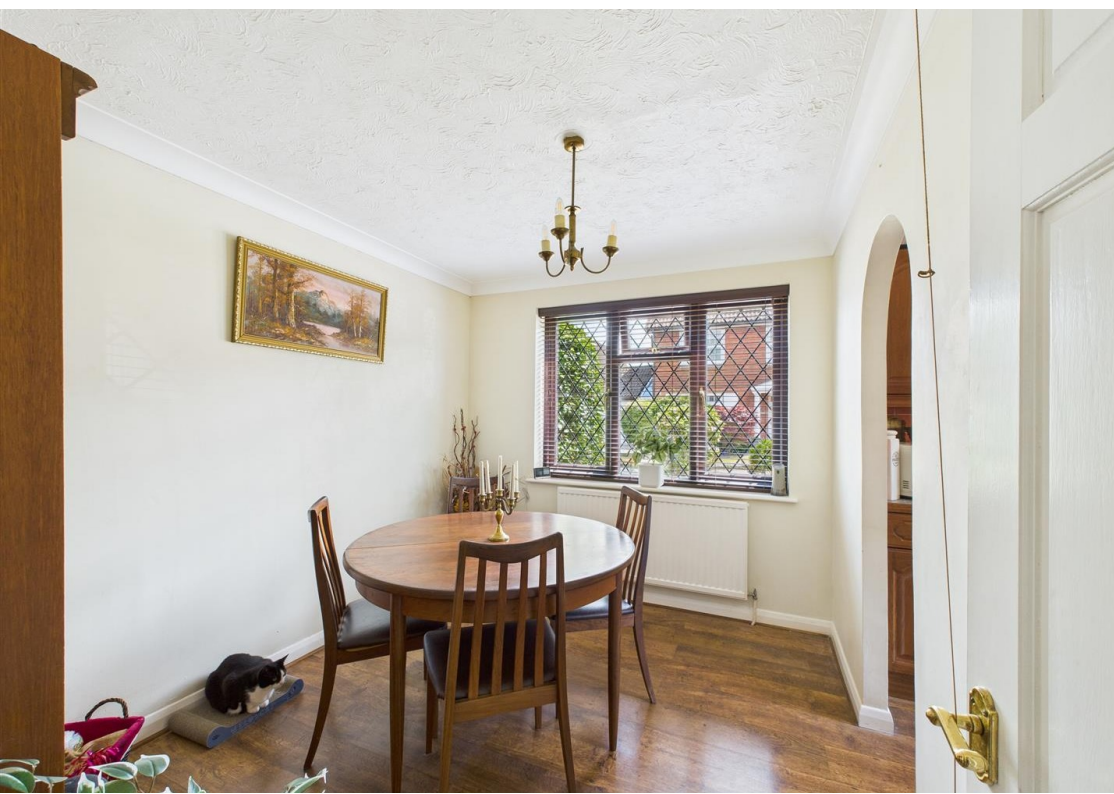
2

Bathrooms



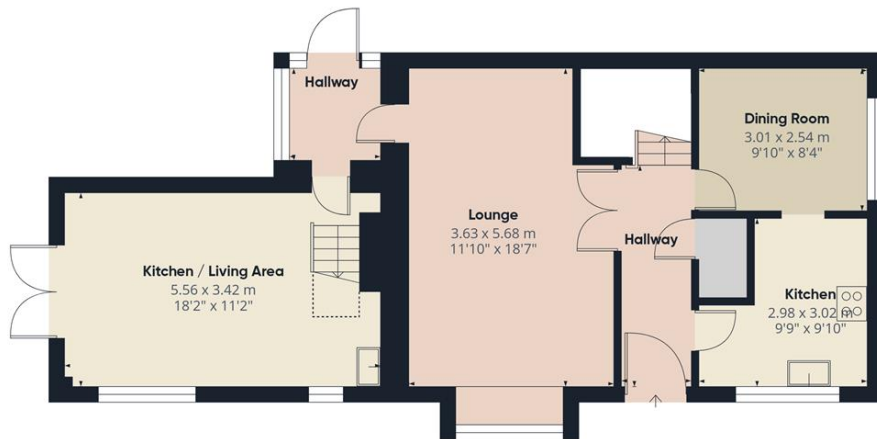
3

Receptions

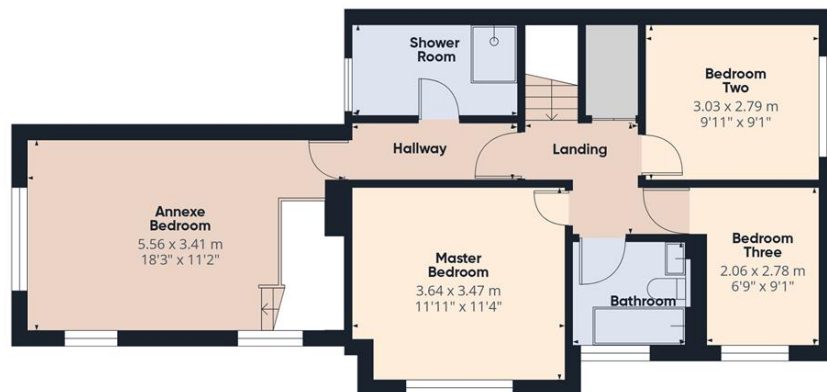


- Detached family home situated in a quiet cul-de-sac
- Spacious double-storey annexe with an open-plan kitchen/living area
- Three generous double bedrooms and further single
- 18ft lounge and separate dining room
- Integrated kitchen with ample storage
- Family bathroom and refurbished shower room
- Garage with additional utility room and driveway parking
- Private rear garden with a westerly aspect
- Only a short walk away from regarded schools

Situated in a tranquil residential area, this impressive property boasts ample living space with a main house featuring three bedrooms, as well as a double-story annex offering generous accommodation with a large bedroom and newly fitted shower room. Despite some original fittings, the property is meticulously presented and includes a charming garden, adding to its appeal. Upon entering, you are greeted by a hallway providing access to a downstairs cloakroom and leading to all the rooms. The kitchen, which overlooks the close, is equipped with a comprehensive range of units for ample storage. Integrated appliances include a dishwasher, fridge, freezer, a hob and oven. A new gas central boiler was recently installed in April '25. An archway leads to the dining room, while double doors from the sitting room open to a porch providing independent access to the annex. The sitting room features a deep ledge bay window and an attractive Adam-style gas fire for cozy evenings. Upstairs, a fully insulated and boarded roof with a ladder provides extra storage space. The three bedrooms share a family bathroom, and there is easy access to the annex from the landing. The annex features an open-plan living room with an open-tread staircase leading to the first floor, where a dual-aspect bedroom with mirror-fronted wardrobes and loft access lies. The refurbished shower room is set to complete the annex. Outside, a tandem garage with an electric door and utility room with washing machine plumbing offer convenient storage. The driveway provides tandem parking, while a side gate grants access to the annex and the rear garden, which boasts a westerly aspect, perfect for enjoying the evening sun and alfresco dining. Located in a sought-after area with easy access to local amenities, this property offers a perfect blend of comfort and practicality. Nearby points of interest include parks, shops, and restaurants, ensuring a convenient and enjoyable life.



Floor 0



Approximate total area⁽¹⁾

125.7 m²

1353 ft²

Reduced headroom

1.1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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