



Guide price £485,000
Hood Close, Locks Heath, Southampton



3

Bedrooms



1

Bathroom



1

Receptions

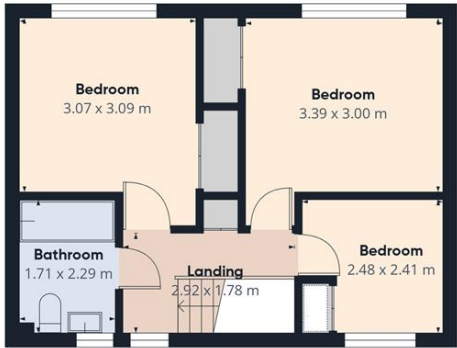


- A detached family home which has been considerably enhanced, extended and well-maintained by the current owner
- Offering bright and spacious accommodation
- Three bedrooms with fitted cupboards and modern family bathroom
- A secluded south facing rear garden, further benefiting from a workshop / home office
- Garage and off road parking for multiple vehicles
- Handy for schools, Park Gate Primary is just a 5 minute walk and Brookfield Secondary is less than a mile away

Nestled away in this pleasant cul de sac where properties rarely come to the market is this detached family home which has been considerably enhanced, extended and beautifully maintained by the current owner offering bright and spacious well laid-out accommodation which in brief comprises a welcoming hallway, the kitchen overlooks the front aspect and is fitted with a modern range of wall and base units. There is a well proportioned lounge/ diner extending across the rear of the property and providing access to the garden. A cloakroom completes the ground floor accommodation. On the first floor there are three bedrooms all of which benefit from fitted wardrobes/ cupboards, a contemporary bathroom completes the internal accommodation. Outside the front and rear gardens have both been beautifully kept. To the front there is an area of lawn, a driveway extends along the side of the property allowing access to the garage, there is a further paved area creating additional parking. There is a patio area adjacent to the rear of the property creating a space to sit and relax in the coming summer months. The garden is predominantly laid to lawn with well-stocked shrub borders and a raised decked area. Tucked to the rear of the garage is a handy workshop or for those working from home an office. A shed allows for greater storage. It is conveniently located within walking distance of the local schools and shops with accessible transport links. It's an inviting opportunity and we hope you would like to come and take a look.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
100 m²
Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

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

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