



35 Cardinal Way, Locks Heath - SO31 6RT

Guide Price £575,000

WHITE & GUARD

# 35 Cardinal Way

Locks Heath, Southampton

## INTRODUCTION

Located within easy reach of both Locks Heath Infant and Junior Schools, this well-proportioned four bedroom detached home is set within a quiet cul-de-sac position. Offering spacious living accommodation, the property comprises a lounge, dining room, kitchen diner and large conservatory. In addition to this there is a ground floor WC and separate shower room. The first floor offers four well proportioned bedrooms, en-suite to master and family bathroom. Externally a double garage, driveway and well maintained rear garden.

- EPC RATING D
- FREEHOLD
- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- CONSERVATORY
- CLOAKROOM
- ENSUITE TO MASTER BEDROOM
- DOUBLE GARAGE & DRIVEWAY
- ENCLOSED REAR GARDEN
- EASTLEIGH COUNCIL BAND E





## INSIDE

The front door opens into a spacious entrance hall, stairs lead to the first floor and internal doors provide access the principal living accommodation and located off the hallway is a downstairs WC. The principal living room is a generous size and has double glazed windows to the front elevation, a gas fire with surround and double glazed sliding doors that open into the conservatory. Double doors from the lounge open into the dining area. The large kitchen dining room provides a generous amount of wall and base units with fitted work surfaces over which incorporate an inset gas hob, sink and drainer. There is a fitted electric oven, space and plumbing for both a washing machine and dishwasher and space for a dining table and chairs. At the rear of the kitchen a door opens into wet room with shower, WC and wash hand basin.

On the first floor, a galleried landing leads to four well proportioned bedrooms, the master bedroom showcases a range of fitted wardrobes and an en-suite shower room. The family bathroom suite comprises a panel enclosed bath, pedestal wash hand basin, WC and tiling to the principal areas.

## OUTSIDE

Externally the property provides a large driveway which in turn leads to a double garage accessed via up and over doors. A well kept rear garden is predominantly laid to lawn but also has a patio seating area, flower and plant borders and rockery garden with a pond.



SERVICES: Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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