

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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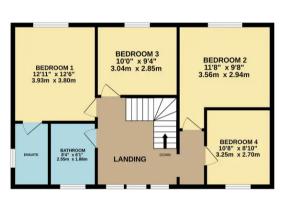






GROUND FLOOR 1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no quarante as to their operability or efficiency can be given.

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