



6 Poplar Way | £340,000
 North Baddesley, Hampshire, SO52 9FW

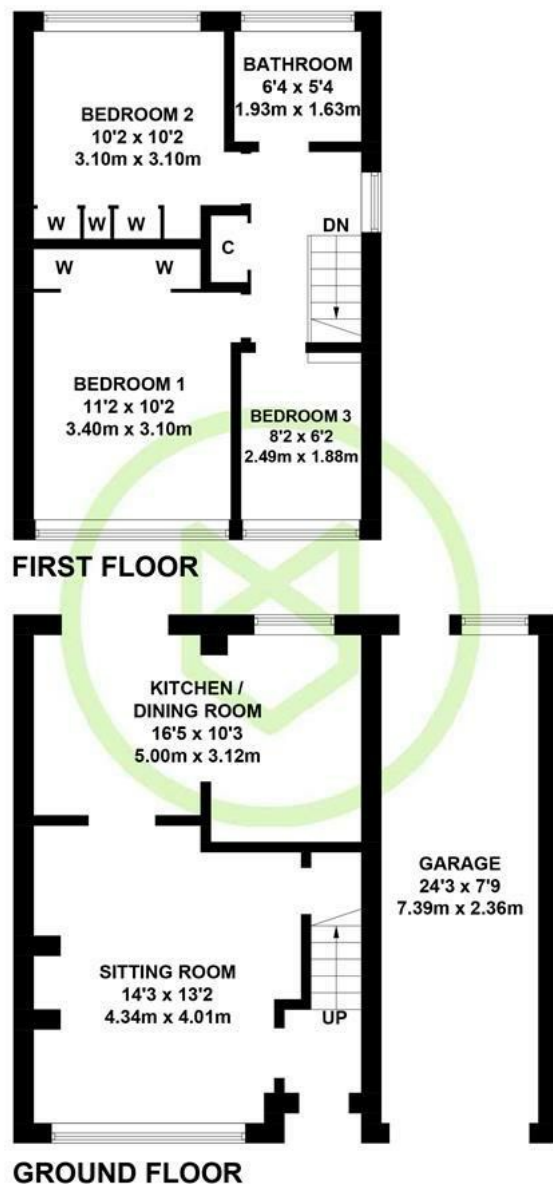




6 Poplar Way
North Baddesley, Hampshire, SO52 9FW

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 378 SQ FT / 35.1 SQ M
 FIRST FLOOR = 385 SQ FT / 35.8 SQ M
 GARAGE = 184 SQ FT / 17.1 SQ M
 TOTAL = 947 SQ FT / 88.0 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1334258)

Summary

An immaculately presented three-bedroom semi-detached home, ideally positioned within a quiet close in the sought-after and leafy Village of North Baddesley. The property offers well-proportioned and thoughtfully arranged accommodation, comprising three bedrooms, a modern family bathroom, bright and welcoming sitting room, and a contemporary open-plan kitchen/dining area situated to the rear of the home. Outside, the property continues to impress with a well-enclosed and private rear garden enjoying a desirable south-westerly aspect, providing an excellent space for outdoor relaxation and entertaining. To the front, a driveway provides off-road parking and leads to the garage.

Features

- Beautifully presented semi-detached house
- Three bedrooms
- Modern family bathroom
- Open plan kitchen/dining area at the rear of the home
- Well enclosed south-westerly facing rear garden
- Driveway parking leading to tandem garage
- Situation within a quiet close in the sought after Village of North Baddesley

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C

6, Poplar Way,

North Baddesley, Hampshire, SO52 9FW

Ground Floor

Upon entering the property, the welcoming entrance hall provides access to the sitting room, with stairs rising to the first-floor landing. The bright and airy sitting room benefits from a large front-facing window, allowing plenty of natural light to fill the space, while sliding doors provide a seamless connection through to the kitchen/dining area. A useful under-stairs storage cupboard adds valuable practicality. Positioned to the rear of the home, the open-plan kitchen/dining area offers a sociable and versatile space with ample room for a dining table and chairs. The kitchen is fitted with a range of stylish white gloss wall and base units, complemented by space for a fridge/freezer, plumbing for a washing machine and dishwasher, and a range of integrated appliances including a hob with extractor over, oven and microwave. A further set of sliding doors opens directly onto the rear garden, creating a wonderful connection between the kitchen and outside space.

First Floor

The first-floor landing provides access to all three bedrooms, the modern family bathroom and a useful storage cupboard. The principal bedroom is a generous double room, featuring a built-in wardrobe and a large window that enjoys far-reaching views, creating a light and inviting space. Bedroom two is also a well-proportioned double, benefiting from built-in wardrobes and a window overlooking the rear garden. Bedroom three is a versatile and well-sized single room, offering an ideal space for a child's bedroom, home office or study and has access for the loft. Completing the first floor is the stylish modern family bathroom, which has been thoughtfully fitted with contemporary panelling, a shower over the bath, WC and wash basin.

Outside

The well-screened rear garden enjoys a desirable south-westerly aspect and provides an attractive and private outdoor space. A large adjoining patio offers an excellent area for outdoor seating, al fresco dining and entertaining, with steps leading up to a neatly maintained lawn, bordered by established shrubs and a further patio area. The garden also benefits from a door providing access into the rear of the garage which has power and lighting, adding further convenience and practicality.

Parking

Driveway parking leading to garage

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Sellers Position

Buying on

Tenure

Freehold

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band C

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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