



43 Sycamore Close | £485,000
Whitenap, Romsey, Hampshire, SO51 5SB

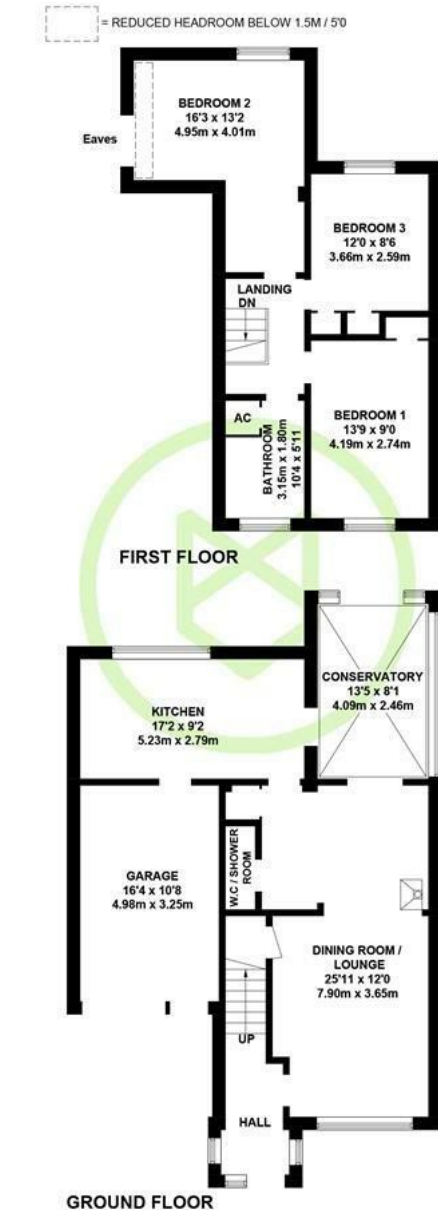




43 Sycamore Close
Whitenap, Romsey, Hampshire, SO51 5SB

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 899 SQ FT / 83.5 SQ M
 FIRST FLOOR = 529 SQ FT / 49.2 SQ M
 TOTAL = 1428 SQ FT / 132.7 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1233608)

Summary

Set at the end of a quiet cul-de-sac in the sought-after district of Whitenap. This extended detached home offers well-balanced and versatile accommodation, the property features three spacious double bedrooms, a contemporary family bathroom and a stylish ground floor shower room. The open-plan sitting/dining room provides a welcoming space for relaxation and entertaining, seamlessly flowing into a bright conservatory. The well-equipped kitchen/breakfast room offers ample storage, workspace, and a casual dining area. Outside, the property boasts a private south-facing rear garden, perfect for enjoying the sun or alfresco dining. To the front, generous driveway parking leads to an integral garage.

Features

- Extended detached house
- Three double bedrooms
- Open plan sitting/dining area with log burner
- Upstairs bathroom and downstairs shower room
- Kitchen/breakfast room
- South facing rear garden
- Driveway leading to garage

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C

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Ground Floor

A useful entrance porch leads into the welcoming hallway, providing access to the open-plan sitting/dining room and stairs to the first floor. The spacious sitting/dining area features a charming log burner, creating a cosy focal point. A convenient ground floor shower room includes a WC and wash basin. The sunny conservatory, currently used as a dining area, enjoys a lovely outlook over the garden with double doors opening to the rear, perfect for indoor-outdoor living. The open-plan kitchen/breakfast room is thoughtfully designed with a breakfast bar, a range of storage units, and space for various white goods. A door from the kitchen leads directly into the integral garage, which benefits from plumbing for a washing machine and additional utility space.

First Floor

The first-floor landing provides access to three well-proportioned double bedrooms and the family bathroom. The principal bedroom is a generous double, complete with a built-in wardrobe. Bedroom two also offers ample space and includes a wash basin, while bedroom three benefits from a built-in wardrobe and garden views. The family bathroom is tastefully appointed, featuring a bath with shower over, WC, wash basin, and a heated towel rail for added comfort.

Outside

To the rear, a generous patio area adjoins the house, offering an ideal space for outdoor dining and entertaining. The garden is predominantly laid to lawn and bordered by mature shrubs, providing both year-round interest and a high degree of privacy. Enjoying a desirable south-facing aspect, the garden benefits from plenty of natural sunlight throughout the day. A side pedestrian gate offers convenient access to the front of the property.

Parking

Block paved driveway and useful garage

Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

Tenure

Freehold

Heating

Gas

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band E

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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