



28 North Road | £450,000
Romsey, Hampshire, SO51 5AE





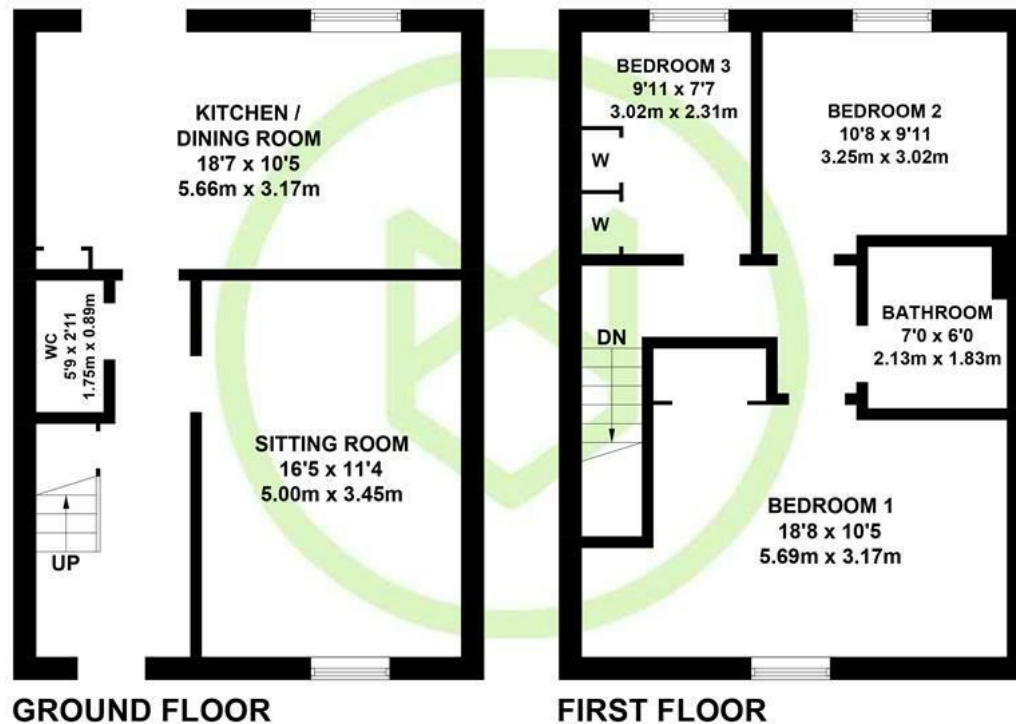
28 North Road
Romsey, Hampshire, SO51 5AE

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Summary

Constructed by renowned Morrish Homes in 2019, this beautifully presented three-bedroom home enjoys a prime position within the highly sought-after Luzborough Green development in Romsey. Finished to an exceptional standard throughout, the property offers stylish, contemporary living with thoughtfully designed accommodation comprising a welcoming sitting room, a spacious open-plan kitchen/dining room, a modern family bathroom and a convenient ground floor cloakroom. Outside, the beautifully enclosed rear garden enjoys a desirable westerly aspect, providing the perfect setting for relaxing and entertaining, while two allocated parking spaces are conveniently positioned to the front of the property.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 505 SQ FT / 46.9 SQ M
FIRST FLOOR = 505 SQ FT / 46.9 SQ M
TOTAL = 1010 SQ FT / 93.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1318920)

Features

- Built by Morrish Homes in 2019
- Situated within the desirable Luzborough Green development in Romsey
- Three bedrooms
- Open plan kitchen/dining area positioned at the rear of the home
- Allocated parking for two vehicles
- Westerly facing rear garden

EPC Rating

Energy Efficiency Rating
Current B
Potential A

28, North Road, Romsey, Hampshire, SO51 5AE

Ground Floor

Upon entering the property, you are welcomed by a spacious and inviting entrance hall, providing access to the principal ground floor accommodation, including a useful understairs storage cupboard, a convenient cloakroom fitted with a WC and wash hand basin, and stairs rising to the first floor. Positioned at the front of the home, the elegant sitting room offers a warm and comfortable retreat, with ample space for a range of seating furniture and a pleasant outlook to the front. To the rear, the impressive open-plan kitchen/dining room forms the heart of the home, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen is fitted with a comprehensive range of stylish wall and base units, complemented by integrated appliances including a fridge/freezer, washing machine, dishwasher, double oven and gas hob with extractor hood over, together with space for a wine cooler. The dining area comfortably accommodates a family-sized table and chairs, benefits from an additional storage cupboard, and enjoys direct access to the rear garden via double doors, seamlessly blending indoor and outdoor living.

First Floor

The first-floor landing provides access to all three bedrooms and the stylish family bathroom. The principal bedroom is a generous double, benefiting from fitted wardrobes and offering a comfortable and relaxing retreat, while bedroom two is another well-proportioned double enjoying a pleasant outlook over the rear garden. Bedroom three is a versatile room, ideal as a generous single bedroom, nursery or home office, and also features built-in wardrobes for added convenience. Completing the first floor is the contemporary family bathroom, beautifully finished with modern tiling and comprising a panelled bath with shower over, wash hand basin, WC and a heated towel rail, creating a practical yet elegant space for everyday living

Outside

The beautifully enclosed rear garden enjoys a desirable westerly aspect, making it an ideal space to relax and enjoy the afternoon and evening sunshine. Thoughtfully landscaped, it features a generous adjoining patio perfect for outdoor dining and entertaining, a well-maintained lawn, two attractive raised planting beds, and steps leading down to a further seating area, creating a variety of spaces to enjoy. A useful side gate provides convenient pedestrian access.

Parking

Allocated parking for two vehicles

Location

Romsey is a bustling market town with a wide range of facilities, including a train station and local shops including a Waitrose super store, together with a variety of excellent restaurants and public houses. From Luzborough Green there are good connections to the M27 and M3, giving access to Southampton, Southampton Airport, Salisbury and Winchester with a mainline service to London Waterloo (55 mins). Romsey is only a short drive away from the New Forest famous for its New Forest ponies, excellent equestrian facilities and a huge network of walks and cycle paths

Sellers Position

Buying on

Estate Charge

Circa £129 per annum

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.

Heating

Gas

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band D

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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