1 Kennett Road | £465,000

Halterworth, Romsey, Hampshire, SO51 5PQ

Henshaw Fox

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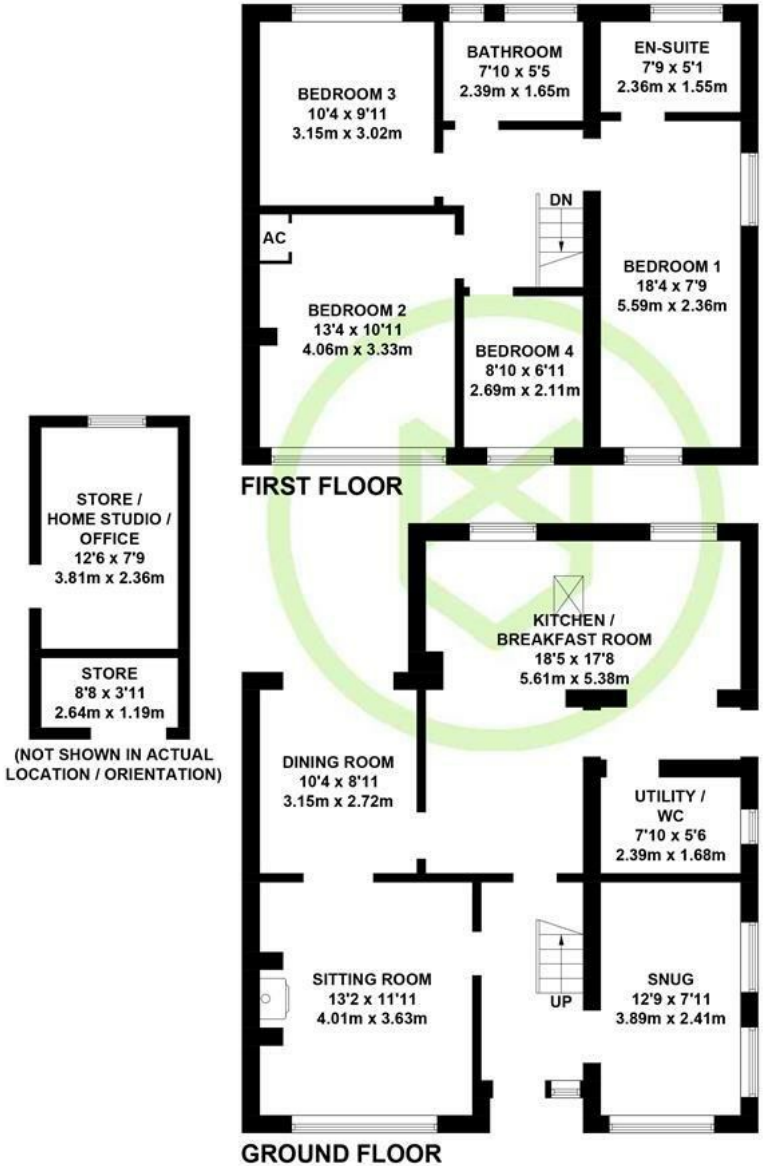

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 782 SQ FT / 72.7 SQ M
FIRST FLOOR = 648 SQ FT / 60.2 SQ M
OUTBUILDING = 130 SQ FT / 12.1 SQ M
TOTAL = 1560 SQ FT / 145.0 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1315792)

Summary

Located in a quiet closed road and within walking distance of the renowned Halterworth Primary and Mountbatten Secondary Schools, this extended semi detached home boasts spacious and light space, perfectly suited for modern living. The accommodation comprises four bedrooms, an en-suite shower room to bedroom one, a family bathroom, sitting room, dining room, snug, kitchen/breakfast room and a utility room/ground floor WC. Additionally there is enclosed parking to the rear of the home leading to a store with room with studio, a landscaped westerly facing front garden and private rear garden.

Features

- Located within a quiet closed road and catchment for Halterworth Primary and The Mountbatten Secondary Schools
- Near to excellent local amenities, including a local shop, popular public house, green spaces and bus stops
- Extended semi detached home
- Four bedrooms, en-suite shower room and a family bathroom
- Sitting room, dining room and snug
- Kitchen/breakfast room and utility room/ground floor WC
- Driveway parking and garage converted into store room with studio/gym space to the rear
- Pleasant and private gardens

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Accommodation

The welcoming entrance hallway provides access to the sitting room, snug and kitchen breakfast room, as well as the stairs leading to the first floor. The sitting room has a large window overlooking the front garden, a wood burning stove provides the perfect focal point. An opening leads into the dining room, which provides ample space for the dining suite and doors open to the rear garden. The kitchen/breakfast room is a fantastic space for the family, the perfect space for modern living. Recently re fitted, the kitchen is fitted with a range of soft closing cupboards and drawers, a breakfast bar and a large skylight providing plentiful light, integrated appliances include a double oven, hob with extractor canopy over, dishwasher, fridge and freezer. A door leads to the rear lobby which provides access to outside, and the utility room/ground floor WC. The snug offers many uses as a room, including second sitting room, play room or home office.

The first floor landing leads to the four bedrooms, family bathroom and loft space. Bedroom one is a generous double room with a double aspect, the en-suite is fitted with a modern suite comprising WC, wash basin, walk in shower, fitted storage, tiled walls and flooring. Bedrooms two and three are both double rooms and bedroom four is a good size single room that would serve well as a study/home office. The family bathroom is fitted with a suite comprising WC, wash basin and bath with shower over.

Outside

The private rear garden features a terrace adjoining the rear and side of the home and a raised area laid with low maintenance, artificial lawn, a gate provides side access. The front garden has been recently landscaped, with beautiful wild flowers providing an abundance of colour all year round.

Parking

An electric roller door opens to a driveway at the rear the rear of the home, which in turn leads to the store room and further room behind, an ideal space for a home gym, office or studio, this space has power and lighting.

Location

The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows Nature Reserve.

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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