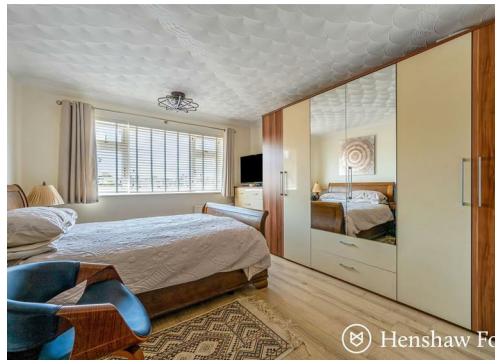




27 Middle Road | £475,000
North Baddesley, Hampshire, SO52 9HY





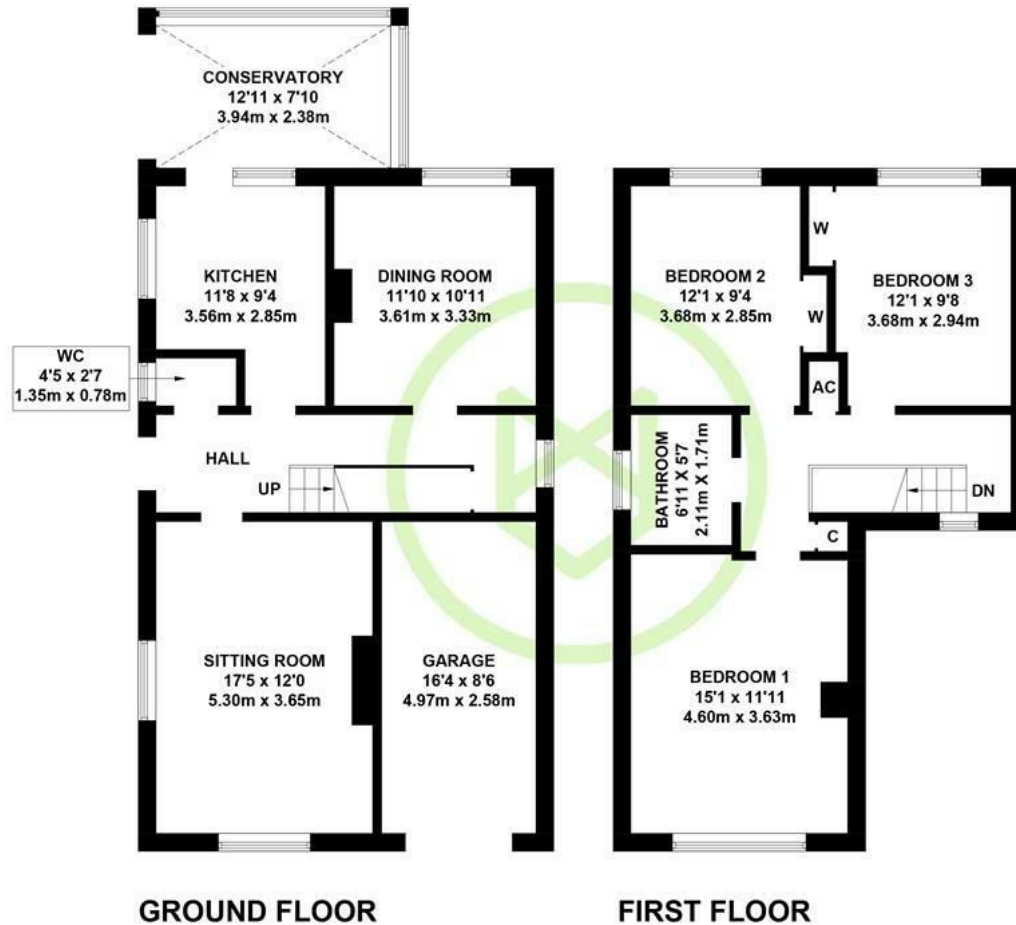
27 Middle Road
North Baddesley, Hampshire, SO52 9HY

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Summary

A well-proportioned detached family home, situated on a sought-after road within the highly desirable village of North Baddesley. The well-presented accommodation comprises three generous double bedrooms, a modern family shower room, a spacious sitting room with dual-aspect windows, a separate dining room, a well-equipped kitchen opening into a bright conservatory, and a useful downstairs cloakroom. Externally, the property benefits from a beautifully maintained wrap-around garden, ample driveway parking to the front, and a garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 706 SQ FT / 65.6 SQ M
FIRST FLOOR = 591 SQ FT / 54.9 SQ M
GARAGE = 146 SQ FT / 13.6 SQ M
TOTAL = 1443 SQ FT / 134.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1302320)

Features

- Well proportioned detached house
- Three double bedrooms
- Modern shower room
- Driveway leading to garage
- Enclosed wrap around garden
- Located within the sought after Village of North Baddesley

EPC Rating

Energy Efficiency Rating
Current D
Potential C

27, Middle Road, North Baddesley, Hampshire, SO52 9HY

Ground Floor

Upon entering the property, the welcoming entrance hall provides access to the sitting room, kitchen, cloakroom and useful under-stairs storage cupboard. The cloakroom is fitted with a WC and wash hand basin. The spacious sitting room is filled with natural light via dual-aspect windows and features an attractive electric fire, creating a charming focal point to the room. The separate dining room offers excellent versatility, providing ample space for a dining table and chairs whilst also lending itself to a variety of alternative uses such as a home office or playroom. The kitchen is fitted with a range of wall and base units, together with plumbing for a dishwasher and washing machine, space for a tumble dryer, and an integrated oven with hob and extractor hood above. An opening leads through to the conservatory, a bright and airy addition which would make an ideal breakfast area, offering further space for a fridge/freezer and sliding door opening out to the rear garden.

First Floor

The first-floor landing provides access to all three bedrooms, the family shower room and an airing cupboard. The principal bedroom is a generously proportioned double room, enjoying a large window overlooking the front aspect and offering ample space for a substantial wardrobe and additional furnishings. Bedroom two is also a spacious double and benefits from a built-in wardrobe, whilst bedroom three is another well-sized double room, again featuring a built-in wardrobe. Completing the first floor is the modern family shower room, stylishly fitted with floor-to-ceiling tiling, a walk-in shower, WC and wash hand basin, creating a sleek and contemporary finish.

Outside

The wrap-around rear garden has been beautifully landscaped to create an attractive and private outdoor space. A generous patio seating area provides the perfect setting for al fresco dining, entertaining guests or simply relaxing outdoors. The remainder of the garden is predominantly laid to lawn and is bordered by well-stocked flower beds and neatly maintained hedging, adding both colour and privacy. Two useful pedestrian gate also provides convenient access to the front of the property.

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.

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

North Baddesley Infant and Junior 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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