



9 Alder Close | £400,000
Romsey, Hampshire, SO51 5SJ





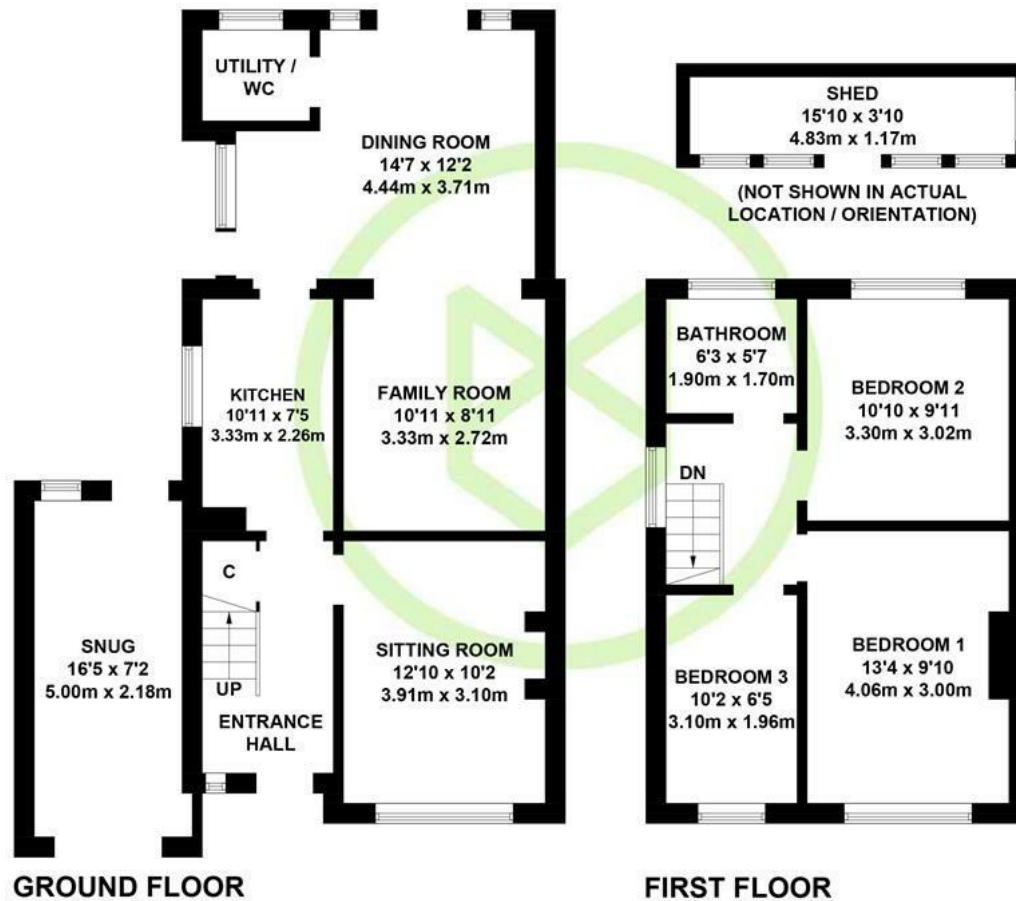
9 Alder Close
Romsey, Hampshire, SO51 5SJ

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Summary

An attractive extended semi-detached home, pleasantly positioned within a quiet cul-de-sac in the highly desirable district of Whitenap. This well-presented property offers comfortable and versatile accommodation, including three bedrooms and a modern family bathroom, alongside a cosy sitting room and a well-equipped galley-style kitchen. The home has been thoughtfully extended to create a spacious dining area opening into a flexible family room, complemented by a useful utility/cloakroom. Externally, the property enjoys a pleasant and enclosed rear garden, along with a versatile snug area, while driveway parking to the front adds further convenience. An ideal home for families or those seeking a peaceful yet well-connected location.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 601 SQ FT / 55.8 SQ M
FIRST FLOOR = 411 SQ FT / 38.2 SQ M
SNUG & SHED = 180 SQ FT / 16.7 SQ M
TOTAL = 1192 SQ FT / 110.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1264899)

Features

- Offered with no onward chain
- Located within the sought after district of Whitenap
- Positioned within a quiet cul-de-sac
- Extended semi-detached house
- Three bedrooms
- Driveway parking and converted garage room

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

Upon entering the property, a spacious and welcoming entrance hall provides access to the sitting room, kitchen, staircase to the first-floor landing and a convenient under-stairs storage cupboard. The sitting room is a generously sized reception space, featuring a large window overlooking the front aspect, allowing an abundance of natural light to fill the room. The galley-style kitchen is well appointed with a range of wall and base units, offering ample storage and preparation space. There is space for a fridge/freezer, plumbing for a dishwasher and a selection of built-in appliances including a double oven, hob and extractor hood above. Positioned to the rear of the home, the extended dining area offers plenty of space for a dining table and chairs and opens into a flexible family room, ideal for modern living. From here, there is access to the utility room, a side door providing pedestrian access, and double doors that open directly onto the rear garden. The practical utility room includes plumbing for a washing machine, space for a tumble dryer, along with a WC and wash basin, completing the well-considered ground floor accommodation.

First Floor

The first-floor landing provides access to all three well-proportioned bedrooms and the contemporary family bathroom. The principal bedroom is a generous double, offering a comfortable and relaxing retreat. Bedroom two is also a spacious double and enjoys pleasant views overlooking the rear garden, while bedroom three is a versatile room, ideal as a comfortable single bedroom or a dedicated home office or study space. Completing the accommodation is the modern family bathroom, thoughtfully appointed with a shower over the bath, WC, wash basin and a heated towel rail,

Outside

The enclosed rear garden features a generous adjoining decked area, providing an ideal space for outdoor seating, dining and entertaining. Beyond this, the garden is predominantly laid to lawn and complemented by a selection of established trees, creating a pleasant and private outdoor setting. A large timber shed benefits from power, offering excellent storage or workshop potential. There is also an access door into the rear of the snug area, which is equipped with both power, lighting, underfloor heating and water supply. This versatile space could easily be converted back into a garage if desired, offering further flexibility to suit a range of needs.

Parking

Block paved driveway

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

Infant and Junior School

The Halterworth Primary School

Secondary School

The Mountbatten Secondary 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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