







45 Treviglio Close | £625,000

Romsey, Hampshire, SO51 7AF

Henshaw Fox









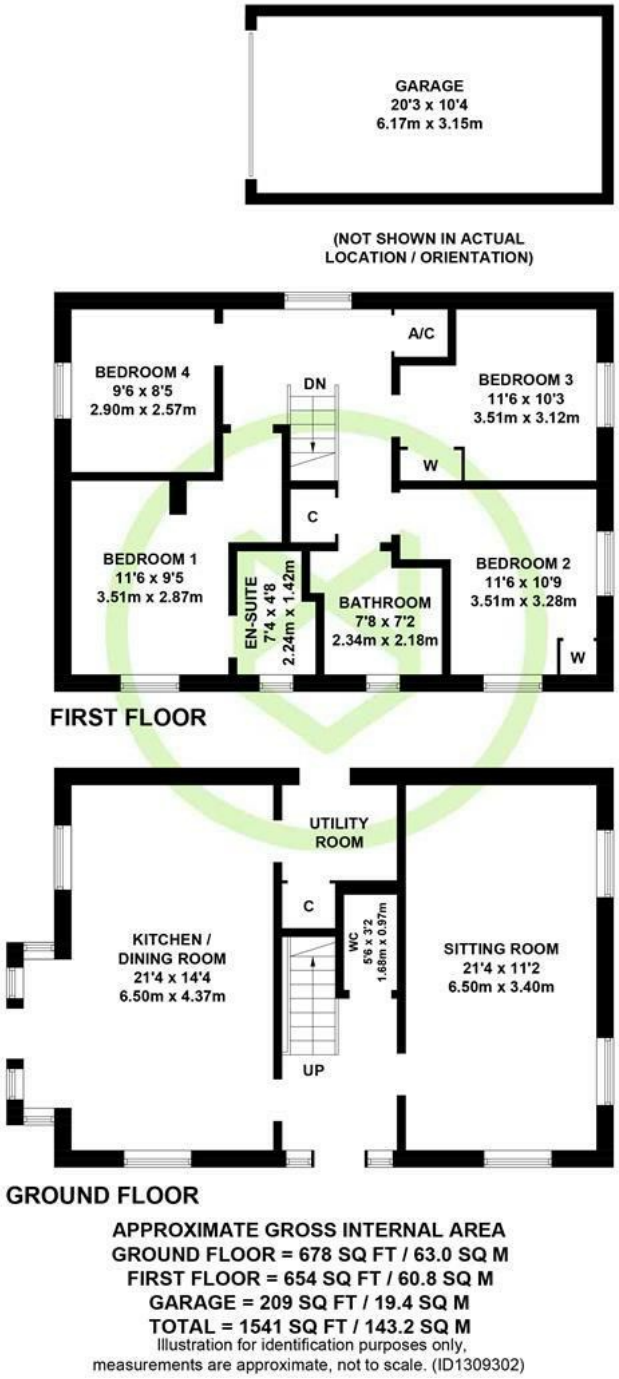




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Romsey, Hampshire, SO51 7AF

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 678 SQ FT / 63.0 SQ M
FIRST FLOOR = 654 SQ FT / 60.8 SQ M
GARAGE = 209 SQ FT / 19.4 SQ M
TOTAL = 1541 SQ FT / 143.2 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1309302)

Summary

This stylish family residence was constructed in 2021 and enjoys a desirable position within a popular modern development on the fringes of the market town of Romsey. Having been upgraded by the current owners, the spacious accommodation offers four generous bedrooms on the first floor with en-suite facilities to the principal room. A dual aspect sitting room is complemented by a social open plan kitchen and dining area, with a separate utility room. Off road parking parking is available in front of the single garage with the enclosed child friendly garden proving a private space to relax or entertain.

Features

- A modern detached family home
- Situated within a desirable development on the outskirts of Romsey
- Four generous double bedrooms
- En-suite facilities to the principal bedroom
- Impressive open plan kitchen and dining area
- Range of intergraded kitchen appliances and a separate utility room
- Off road parking and garage
- Enclosed and child friendly garden

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Ground Floor
The part glazed composite front door opens into the welcoming entrance hall fitted with quality oak effect flooring which complements the neutral decor. To the right is the spacious dual aspect sitting room. The impressive open plan kitchen and dining area provides a generous social space with ample room for family dining with French doors out to the enclosed garden and patio seating area. The stylish fitted kitchen offers a range of shaker style wall and base units with Earthstone worksurfaces and breakfast bar. Integrated appliances include include a double oven, four burner gas hob with extractor hood over, dishwasher, fridge and freezer. The useful utility room adjacent provides additional storage space with plumbing and space for white goods, large storage cupboard and access to the garden. A cloakroom off the entrance hall is fitted with a vanity unit and wash basin, wc and heated towel rail.

First Floor
The spacious landing allows access to the well insulated loft space via a hatch and hosts the over stairs cupboard and separate cupboard for the pressurised water tank. Bedroom one has space for freestanding furniture and boasts an en-suite shower room with shower cubicle, wash basin, dual flush wc and heated towel rail. Three further double bedrooms are served by the family shower room.

Parking
Of road parking is available on the block paved driveway fronting the single garage.

Outside
A secure side gate opens to the enclosed and private rear garden providing a child friendly outdoor space to relax or entertain. A patio seating area abuts the rear of the property, perfect for al fresco dining, overlook the neatly edged lawn flanked by well stocked borders.

Location
Treviglio Close is situated within a desirable residential area on the edge of Romsey, a charming and historic market town renowned for its attractive character, excellent amenities and strong sense of community. The town centre offers a comprehensive range of independent shops, cafés, restaurants, supermarkets and everyday services, together with healthcare facilities, leisure amenities and well-regarded schools for all age groups. Romsey is particularly noted for its picturesque streets, the magnificent Romsey Abbey and nearby open spaces, including the popular Memorial Park and the beautiful Test Valley countryside. The area provides excellent opportunities for walking, cycling and other outdoor pursuits.

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.

Sellers Poisition
Buying on

Heating
Gas fired central heating

Infants & Junior School
Romsey Primary School

Secondary School
The Romsey Academy

Council Tax
Band F - Test Valley Borough Council

Management Charge
A yearly management charge of £379 is payable for the up keep of communal areas

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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