



48 Crispin Close, Locks Heath, Southampton, SO31 6TD

Asking Price £625,000

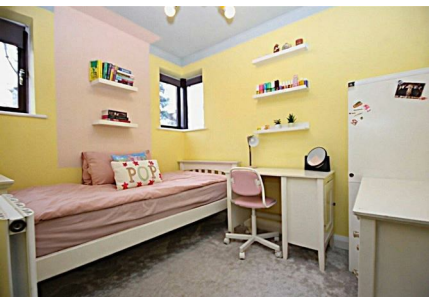


Crispin Close | Locks Heath
Southampton | SO31 6TD
Asking Price £625,000

W&W are delighted to offer for sale this extremely well presented & vastly improved four bedroom detached family home situated in a sought after quiet cul de sac. Internally, the property boasts four bedrooms, 23'1ft lounge, modern kitchen/dining room, conservatory, study, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property also benefits from a landscaped rear garden, double garage with driveway parking for multiple vehicles.

Crispin Close is ideally situated with a local convenience store & Park Gate Primary School just a 10 minute walk away, the further amenities of Locks Heath Centre are also less than a mile from the property.





Extremely well presented & improved four bedroom detached family home

Situated in a sought after quiet cul de sac

Welcoming entrance hall enjoying engineered wood flooring flowing into the lounge, study & downstairs cloakroom

Impressively sized 23'1ft lounge with feature centrepiece contemporary fireplace with inset log burner effect gas fire & patio doors opening out to the rear garden

Modern kitchen/dining room enjoying attractive marble effect worktops, attractive cabinets, breakfast bar, internal bi-folding doors opening into the conservatory & underfloor heating

Integrated appliances include double oven, five ring gas hob & dishwasher with space for fridge/freezer

Glass roof conservatory with plumbing for washing machine, underfloor heating & doors opening out to the rear garden

Study with window to the side

Downstairs cloakroom comprising two piece suite

Striking galleried landing with feature Velux window & exposed beams

Dual aspect main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall/floor tiling

Three additional bedrooms all being of dual aspect

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden majority laid to attractive 2024 laid paved patio providing perfect alfresco dining/entertaining, feature 2024 fitted canopy above part of the patio, area laid to lawn with display flowers/shrubbery

Double garage with heating, power, plumbing & lighting with the added benefit of it's own consumer unit

Driveway parking for multiple vehicles

The property benefits from the shared ownership of a lovely communal green area nearby, fostering a sense of community and exclusivity. An annual maintenance fee of £160 Per Annum ensures this private space remains beautifully maintained

The seller has informed us that the property has been completely re-wired with replacement sockets & switches since their ownership

The seller also informs us that the property has had new pipe work & new radiators throughout since their ownership

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a replacement combination boiler

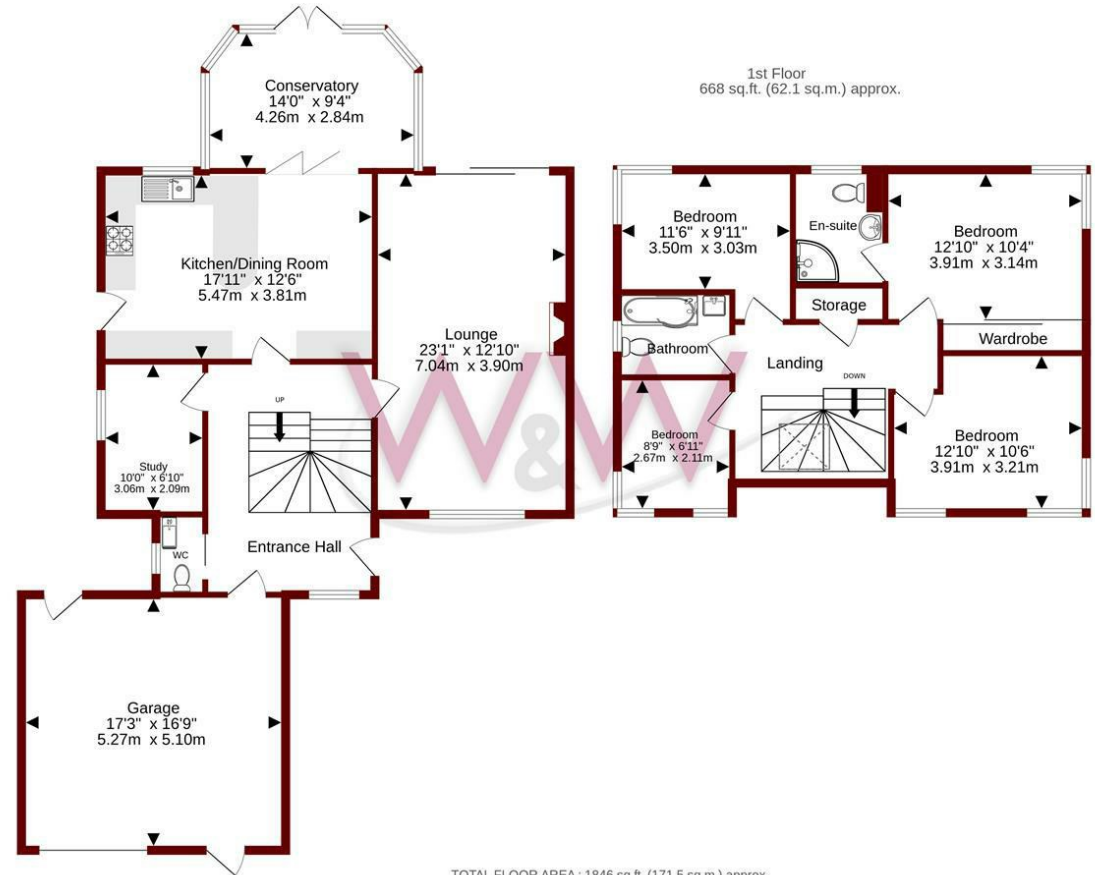
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

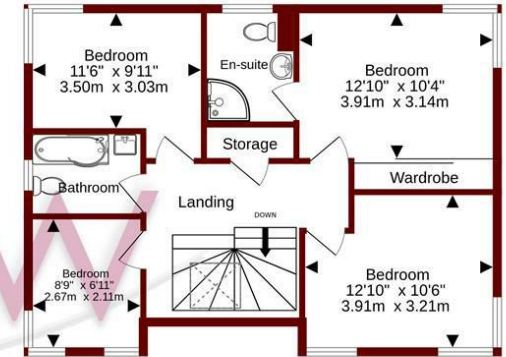
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
1177 sq.ft. (109.4 sq.m.) approx.



1st Floor
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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