



**Connells**

Launcelyn Close  
North Baddesley Southampton



## Property Description

A well-proportioned four-bedroom linked detached family home, pleasantly positioned on the edge of a favoured residential development and enjoying an outlook towards woodland. The property offers adaptable accommodation suited to modern family living, including a converted garage providing additional reception space.

The ground floor comprises an entrance porch leading to a central hallway with storage, a front aspect kitchen fitted with a range of units and work surfaces, and a spacious L-shaped lounge with doors opening onto the rear garden. A separate dining room connects to the lounge, creating an ideal layout for everyday living and entertaining. The former garage has been converted to form a further sitting room.

To the first floor are four bedrooms, including a main bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from driveway parking to the front and an enclosed rear garden with artificial grass and patio seating area.

The property is conveniently located for the village centre, local shops and schools, with Romsey and Southampton within easy reach and excellent road connections via the M27.

## Porch

With storage cupboard.

## Entrance Hall

Stairs to first floor, understairs cupboard, access to sitting room

## Kitchen

10' 6" x 8' 7" ( 3.20m x 2.62m )

Front aspect, fitted wall and base units, work surfaces, sink unit, free standing oven, space for appliances.

## Living Room

15' 6" x 14' 11" ( 4.72m x 4.55m )

Rear aspect with garden access, feature double doors leading to dining room.

## Dining Room

12' 8" x 7' 10" ( 3.86m x 2.39m )

Rear aspect, ideal for formal dining or family use.

## Sitting Room

16' 6" x 8' ( 5.03m x 2.44m )

Converted from a garage, versatile additional reception room suitable for a variety of uses.

## First Floor

### Bedroom One (with En-Suite)

11' 5" x 11' 2" ( 3.48m x 3.40m )

Rear aspect double bedroom.

### En-Suite Shower Room

Shower cubicle, wash basin, WC and large storage cupboard.

## Bedroom Two

13' 5" x 8' 8" ( 4.09m x 2.64m )

Rear aspect double bedroom with fitted wardrobe.

## Bedroom Three

10' 6" x 8' 8" ( 3.20m x 2.64m )

Front aspect bedroom with fitted wardrobe.

## Bedroom Four

9' 9" x 6' 6" ( 2.97m x 1.98m )

Rear aspect bedroom, ideal as a study or nursery.

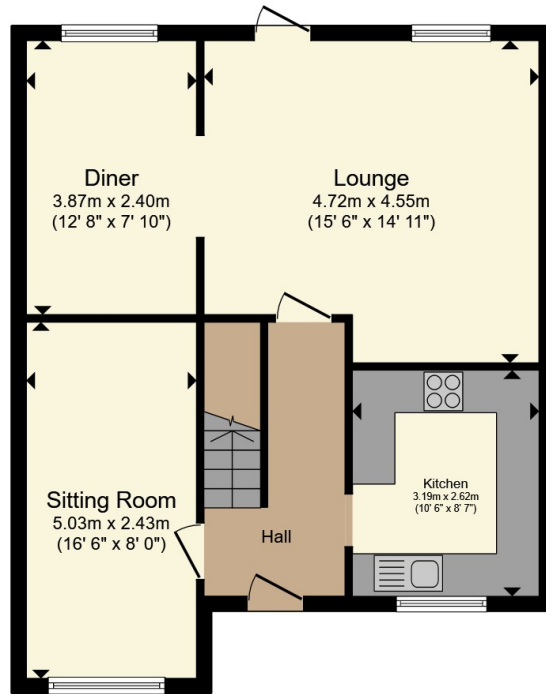
## Bathroom

shower, wash basin and WC.

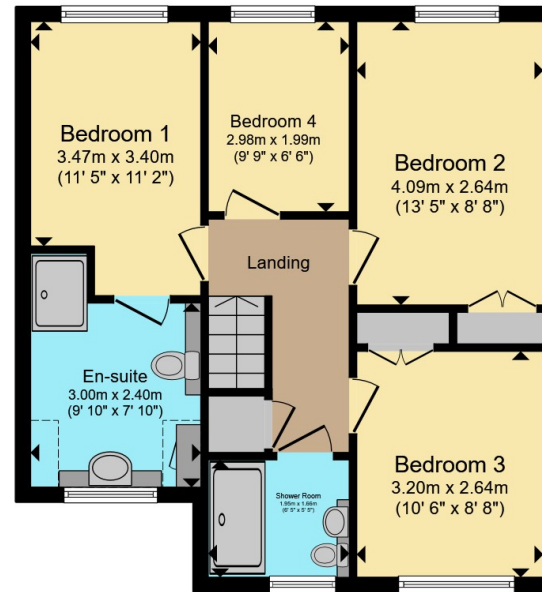








**Ground Floor**



**First Floor**

Total floor area 112.8 m<sup>2</sup> (1,214 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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