8 Tarver Close | £550,000

Romsey, Hampshire, SO51 0BH

Henshaw Fox

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Romsey, Hampshire, SO51 0BH

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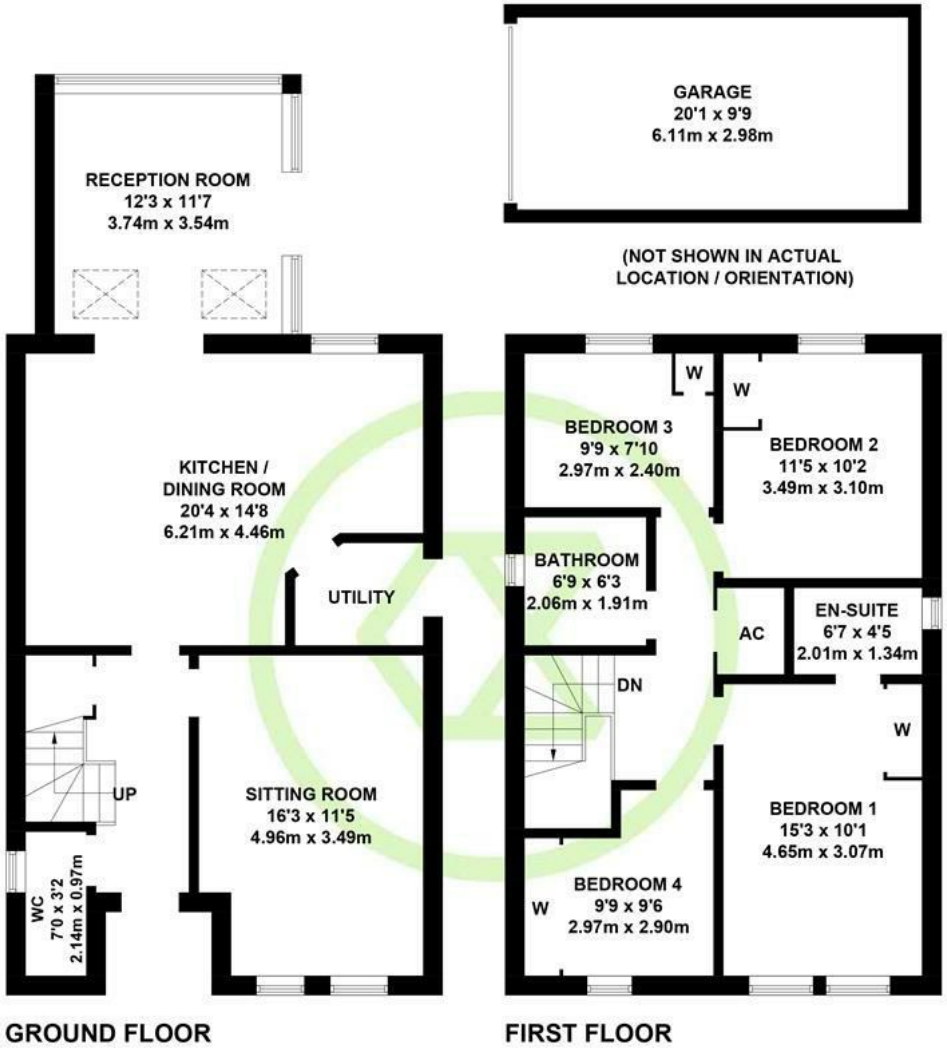

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 771 SQ FT / 71.6 SQ M
FIRST FLOOR = 647 SQ FT / 60.1 SQ M
GARAGE = 197 SQ FT / 18.3 SQ M
TOTAL = 1615 SQ FT / 150.0 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1318078)

Summary

Occupying a pleasant position within a quiet cul-de-sac on the popular Abbotswood development, this attractive detached family home offers spacious and well-balanced accommodation throughout. The property features four bedrooms, including a generous principal suite with en-suite facilities, together with a contemporary family bathroom. At the heart of the home is a modern kitchen/dining room, enhanced by a superb extension that creates additional living space and enjoys direct access to the rear garden. Further accommodation includes a comfortable sitting room, utility room and ground floor cloakroom. Externally, the home benefits from a landscaped west-facing garden, a garage and driveway parking.

Features

- Extended detached house
- Four bedrooms
- Two reception rooms
- Open plan kitchen/dining area with separate utility
- En-suite shower room, family bathroom and downstairs cloakroom
- Westerly facing rear garden
- Driveway parking leading to garage
- Positioned near to Abbotswood Nature Reserve and excellent local amenities
- EV charger
- Located on a corner plot

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
Stepping into the property, you are greeted by a welcoming entrance hall that sets the tone for the well-maintained accommodation throughout. The hall provides access to the principal ground floor rooms, including the sitting room, cloakroom, and impressive kitchen/dining area, while stairs rise to the first floor. A useful storage cupboard beneath the staircase offers practical everyday space. The sitting room is a bright and comfortable reception room, enhanced by twin front-facing windows that allow natural light to flood the space. To the rear of the home lies the superb open-plan kitchen/dining room, designed to be the social hub of the house. The kitchen is fitted with a stylish range of contemporary wall and base units, complemented by integrated appliances including a double oven, hob with extractor hood, space for fridge/freezer and plumbing for dishwasher. The dining area comfortably accommodates a family-sized table. Beyond the dining area, a wonderful extension which provides additional versatile living space. Bathed in natural light, this attractive room enjoys sliding doors opening onto the rear garden, seamlessly connecting the indoors with the outside and creating an ideal space to relax throughout the year. A separate utility room adds further convenience, offering plumbing for a washing machine, space for a tumble dryer, and direct access to the side of the property and driveway. Completing the ground floor is a cloakroom fitted with a WC and wash hand basin.

First Floor
The first floor offers four well-proportioned bedrooms arranged around a central landing, together with a family bathroom and useful airing cupboard. The principal bedroom is a spacious and light-filled double room with dual-aspect windows, fitted wardrobe storage and a contemporary en-suite shower room comprising a shower enclosure, WC, wash hand basin and heated towel rail. Bedroom two is a further generous double with built-in wardrobes, while bedrooms three and four provide versatile accommodation that could be utilised as children's bedrooms, guest rooms or home office space. Completing the first-floor accommodation is the well-appointed family bathroom, finished with attractive full-height tiling and fitted with a modern white suite including a bath with shower over, WC, wash hand basin and heated towel rail.

Outside
The west-facing rear garden provides an attractive outdoor space, featuring a patio area adjoining the property and a lawn bordered by mature shrubs. A gated side access leads directly to the driveway, while the sunny aspect makes it ideal for enjoying the afternoon and evening sun.

Parking
Driveway parking leading to garage

Tenure
Freehold

Location
Tarver Close is located in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of residents, this pleasant and very popular area includes park areas, a nature reserve and as the development has grown, sports areas, a Co-op and other essential amenities have more recently been added including a fish & chip shop, Indian takeaway and a salon.

Sellers Position
Buying on

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
Cupernham Infant and Junior School

Secondary School
The Romsey Academy

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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