



Addison
ESTATE AGENTS



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

£625,000 Freehold

Situated within a highly sought-after and peaceful cul-de-sac, this beautifully presented and extensively improved four bedroom detached family home offers spacious, high-quality accommodation ideal for modern family living.

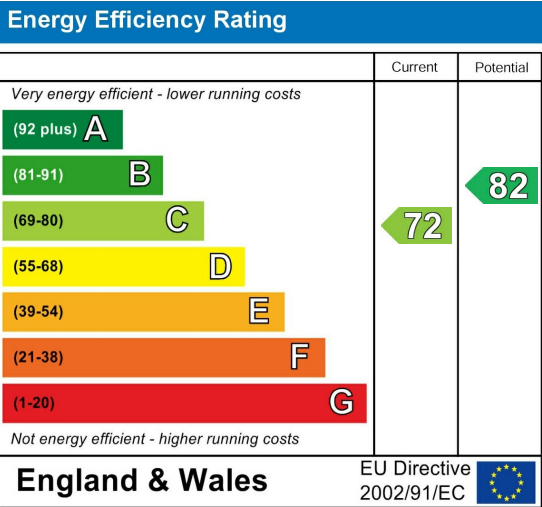
The welcoming entrance hall leads to an impressive 23ft dual aspect lounge featuring a contemporary fireplace with inset log-effect gas fire and patio doors opening onto the rear garden. The heart of the home is the stylish kitchen/dining room, fitted with attractive cabinetry, marble-effect worktops, breakfast bar, integrated double oven, five-ring gas hob and dishwasher, together with underfloor heating and bi-fold doors opening into the conservatory. The conservatory also benefits from underfloor heating, plumbing for a washing machine and direct access to the garden. A separate study and cloakroom complete the ground floor.

Upstairs, a striking galleried landing with exposed beams and Velux window leads to four well-proportioned bedrooms. The principal bedroom enjoys fitted wardrobes and a contemporary en-suite shower room, whilst the remaining three bedrooms are all bright and spacious. A modern family bathroom serves the additional bedrooms.

Outside, the landscaped rear garden has been thoughtfully designed with a large porcelain patio laid in 2024, a newly installed covered seating area, lawn and mature planting, creating an excellent space for outdoor entertaining. The double garage benefits from power, lighting, heating, plumbing and its own consumer unit, whilst the driveway provides parking for several vehicles.

The property also enjoys shared ownership of an attractive communal green, creating a wonderful sense of exclusivity and community.

Ideally positioned within walking distance of Park Gate Primary School and a local convenience store, with the amenities of Locks Heath Shopping Centre less than a mile away, this is an exceptional family home in a superb location.



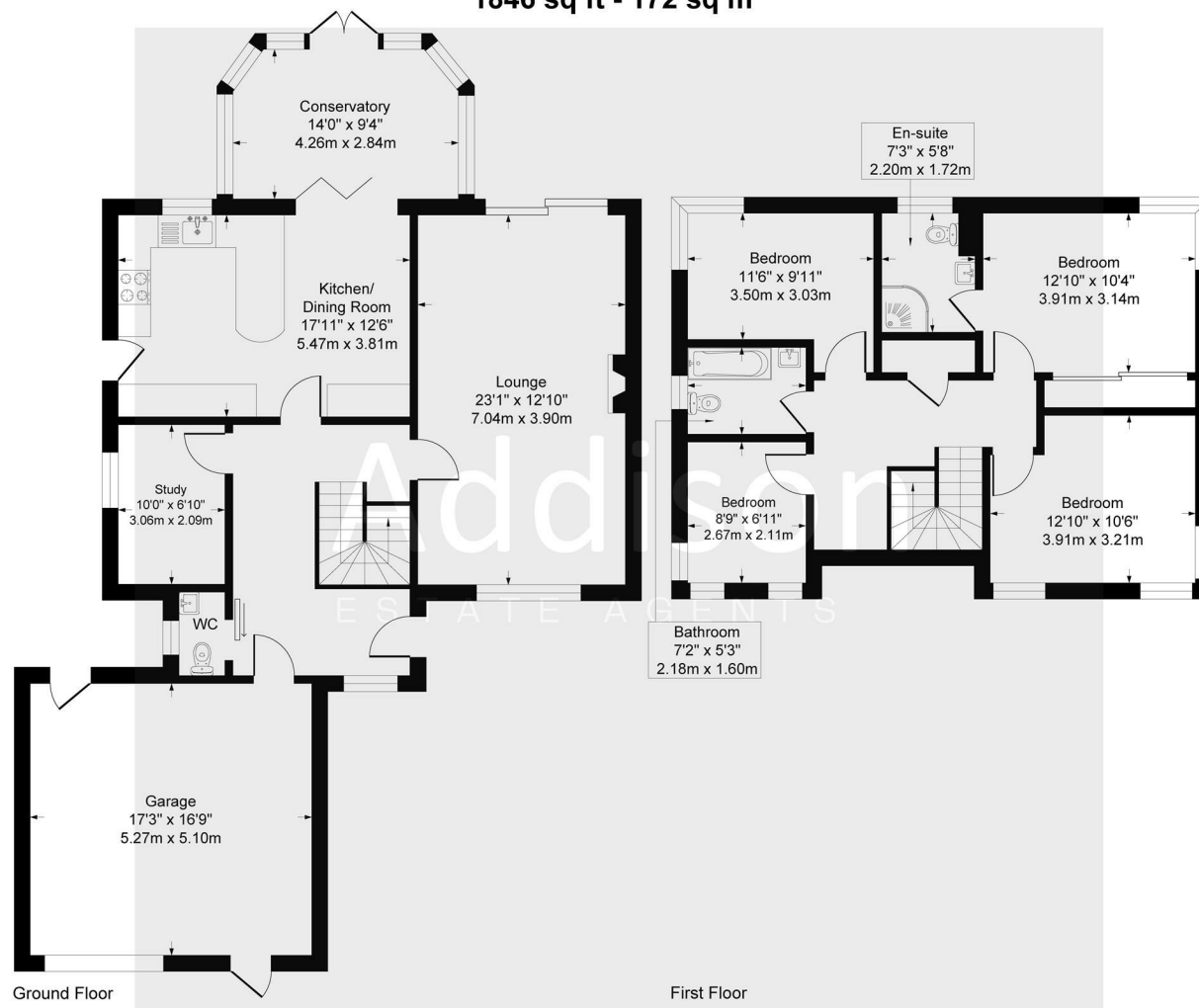
Further Information

Council Tax Band:
F

Estate or Lease Charges if Applicable:



**Approximate Gross Internal Area
1846 sq ft - 172 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

- Beautifully presented and extensively improved four bedroom detached family home
- Quiet cul-de-sac position with shared ownership of an attractive communal green
- Stunning modern kitchen/dining room with underfloor heating and bi-fold doors to the conservatory
- Impressive 23ft dual aspect lounge with contemporary inset gas fire and garden access
- Separate study/home office, conservatory and downstairs cloakroom
- Principal bedroom with fitted wardrobes and stylish en-suite shower room
- Landscaped rear garden with porcelain patio (2024), covered entertaining area and lawn
- Double garage with power, lighting, heating, plumbing and its own consumer unit, plus driveway parking for multiple vehicles
- Fully rewired with replacement pipework, radiators and a replacement combination boiler
- Ideally located within walking distance of Park Gate Primary School, local amenities and Locks Heath Shopping Centre



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