



Addison


ESTATE AGENTS



30 Lydney Road, Locks Heath, Southampton, SO31 6PY

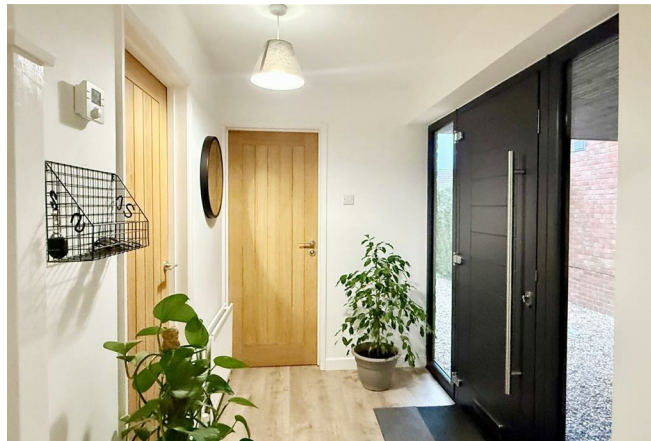
**£490,000 Freehold**

Immaculate extended three-bedroom detached home in a quiet Locks Heath cul-de-sac, fully refurbished throughout and offering a stunning rear kitchen/family room, utility, study, walk-in wardrobe to the master, low-maintenance private garden and ample driveway parking. Ideally located for schools and Locks Heath Shopping Centre. A true turn-key home that must be viewed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

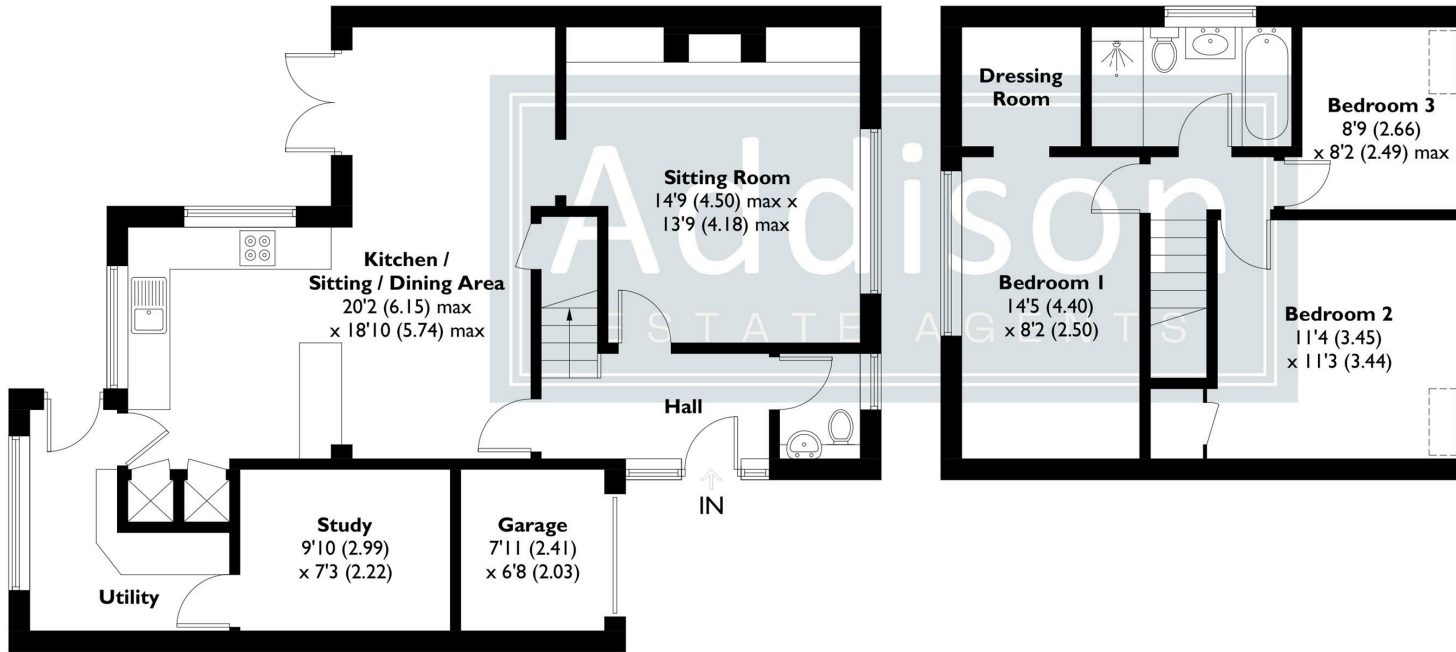
## Further Information

**Local Council:**  
**Council Tax Band:**  
**D**  
**Amount Payable for 2025/2026:**  
**Add Text here**  
**Estate Management Charge:**  
**TBC**





**APPROXIMATE GROSS INTERNAL AREA = 1237 SQ FT / 115.0 SQ M**  
**GARAGE = 50 SQ FT / 4.7 SQ M**  
**TOTAL = 1287 SQ FT / 119.7 SQ M**



**GROUND FLOOR**  
767 SQ FT / 71.3 SQ M

**FIRST FLOOR**  
470 SQ FT / 43.7 SQ M

- Immaculate and extended three-bedroom detached home in a peaceful Locks Heath cul-de-sac.
- Fully refurbished throughout by the current owners, offering genuine “turn key” living.
- Impressive rear kitchen and family room with contemporary cabinetry, integrated appliances and French doors to the garden.
- Front lounge complemented by a refitted downstairs cloakroom.
- Additional utility room and dedicated study providing excellent flexibility for modern living.
- Spacious entrance hallway setting the tone for the high standard of finish.
- Three well-proportioned bedrooms, including a master with its own walk-in wardrobe.
- Stylish four-piece family bathroom featuring a large walk-in shower and modern fittings.
- Private shingled driveway with parking for multiple vehicles, plus a low-maintenance and secluded rear garden.
- Ideally located within walking distance of reputable schools and Locks Heath Shopping Centre.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1265003)  
Produced for Addison Estate Agents



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