







50 Sylvan Drive | £295,000

North Baddesley, Hampshire, SO52 9NA

Henshaw Fox









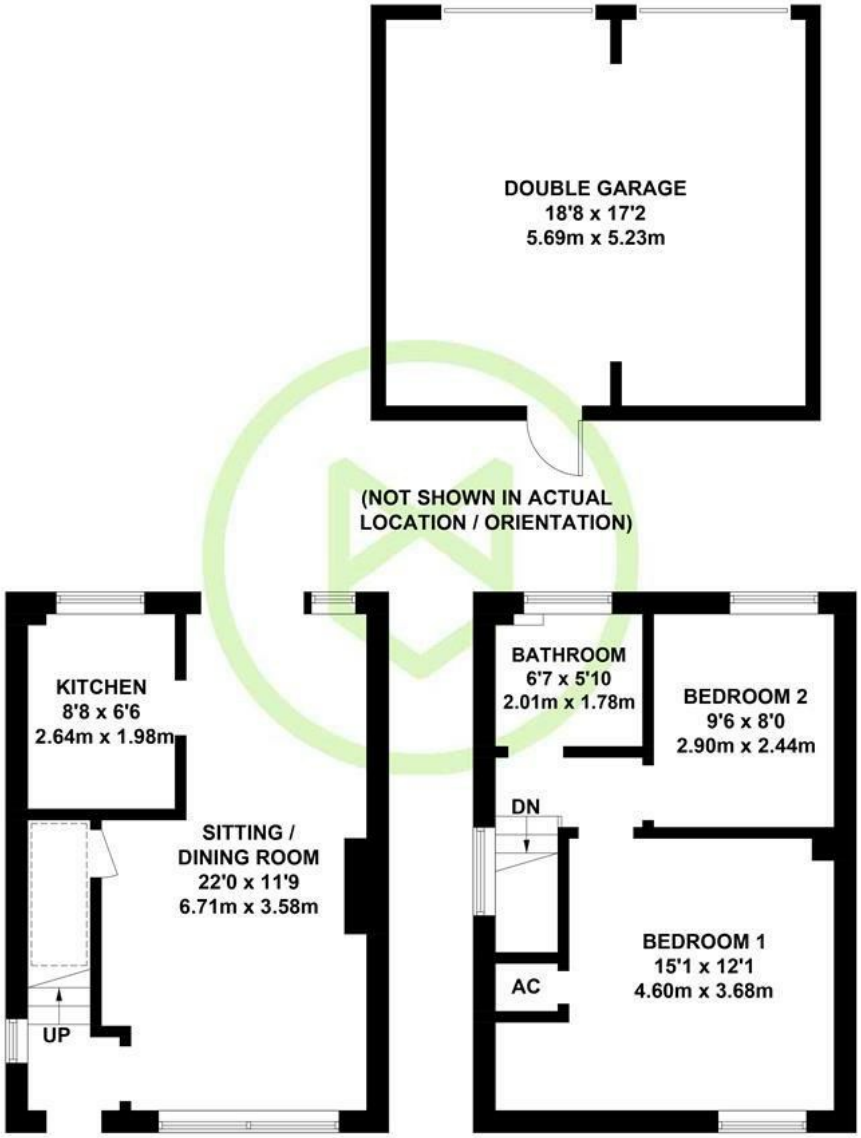




50 Sylvan Drive

North Baddesley, Hampshire, SO52 9NA

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 335 SQ FT / 31.0 SQ M
FIRST FLOOR = 335 SQ FT / 31.0 SQ M
DOUBLE GARAGE = 322 SQ FT / 29.9 SQ M
TOTAL = 992 SQ FT / 91.9 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1092250)

Summary

Tucked away in the sought-after village of North Baddesley, this immaculately kept end-of-terrace home offers comfortable, well-planned living throughout. The bright open-plan sitting and dining area flows naturally into a smartly fitted kitchen, while two bedrooms and a stylish, contemporary bathroom complete the accommodation. Outside, a generous tiered garden provides plenty of space to relax and entertain, and a spacious double garage with parking to the front adds rare practicality.

Features

- Beautifully presented end of terrace house
- Two bedrooms
- Open plan sitting/dining area
- Modern kitchen and bathroom
- Off road parking in front of double garage. Further on street parking available
- Positioned within the sought after Village of North Baddesley

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
A welcoming entrance hall leads through to the sitting/dining room and to the stairs rising to the first floor landing. The open-plan sitting/dining area is a bright, airy space, with windows on two sides and double doors opening onto the rear garden. There is room for an electric fireplace, and a handy understairs cupboard provides useful storage. The kitchen is fitted with a range of wall and base units, with space for a cooker and a fridge/freezer. Plumbing for a washing machine is currently located in a storage box in the garden, beneath the kitchen window.

First Floor
The first floor landing gives access to both bedrooms and the family bathroom. The principal bedroom is a generous double room, with a useful airing cupboard. Overlooking the rear garden, bedroom two is a comfortable single room that would equally suit use as a study. The family bathroom is finished with modern floor-to-ceiling tiling and comprises a shower over the bath, WC and wash basin.

Outside
Accessed via double doors from the sitting/dining room, the rear garden is arranged over several tiers, with steps running down one side to the rear door of the double garage. A large patio sits directly adjoining the house, ideal for outdoor dining, and beyond it is a well-kept area of lawn. A timber shed provides useful storage.

Parking
The property is served by a spacious double garage with power connected, and there is driveway parking in front. On-street parking is also available at the front of the home

Location
Sylvan Drive is situated in the quiet village of North Baddesley, located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities

Tenure
Freehold

Sellers Position
Buying on

Heating
Gas

Anti Money Laundering

Infant and Junior School
North Baddesley Infant and Junior School

Secondary School
The Mountbatten Secondary School

Council Tax
Test Valley - Band B

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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