







2 Nutburn Meadows | £735,000

Nutburn Road , Hampshire SO52 9DX

Henshaw Fox









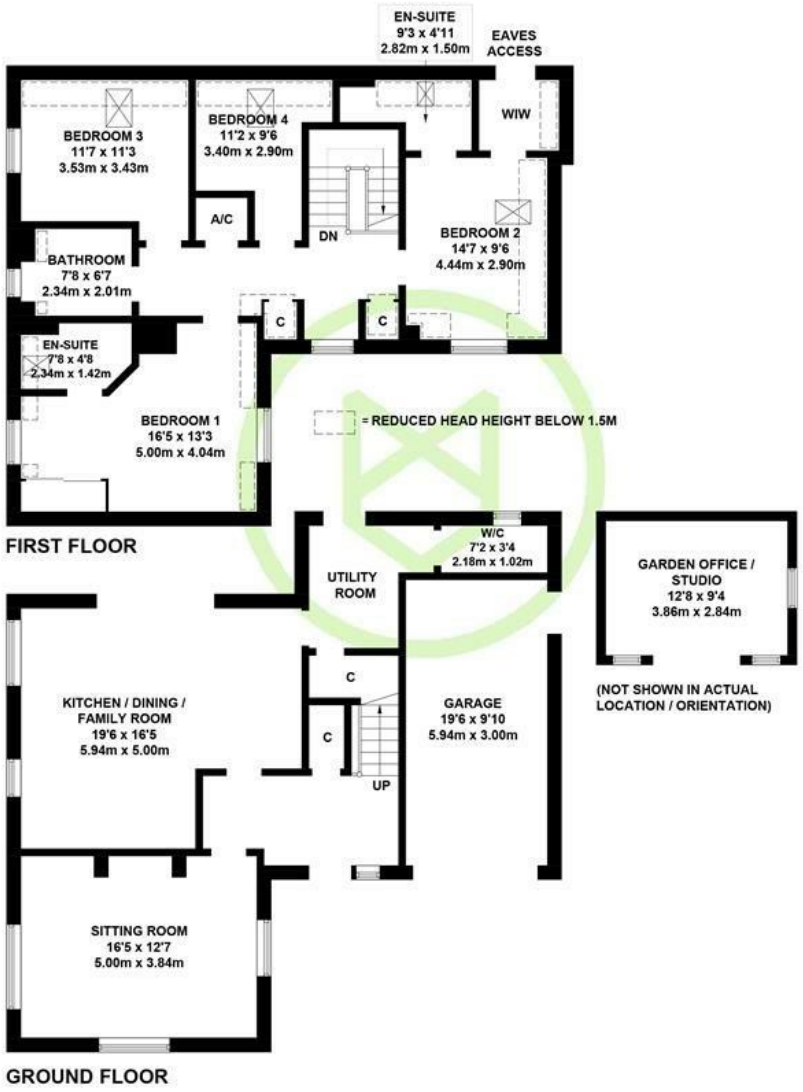




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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 743 SQ FT / 69.0 SQ M
FIRST FLOOR = 862 SQ FT / 80.1 SQ M
OUTBUILDINGS = 314 SQ FT / 29.2 SQ M
(INCLUDING GARAGE)
TOTAL = 1919 SQ FT / 178.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1328553)

Summary

A beautifully presented detached family home, positioned within an exclusive development of just five properties on the edge of North Baddesley village. The well-proportioned accommodation comprises four bedrooms, two with en suite shower rooms, a family bathroom, sitting room and an impressive kitchen/dining/family room opening onto the south-westerly facing rear garden, together with a utility room and ground floor WC. Outside, the generous gardens wrap around the rear and side of the home and are complemented by a versatile garden room/home office, driveway parking and a garage. The property is offered for sale with a complete forward chain.

Features

- Exclusive development of five homes built in 2019
- Position on the edge of North Baddlesley village, a short walk from excellent local amenities
- Offered for sale with complete forward chain
- Four bedrooms, two en-suite shower rooms and a family bathroom
- Sitting room with wood burning stove, open plan kitchen/dining/family room
- Utility room and ground floor WC
- South westerly facing rear garden with garden room and a bar
- Driveway parking and garage

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Accommodation
The welcoming entrance hallway provides access to a useful understairs storage cupboard, with a staircase rising to the first floor and doors leading to the sitting room and kitchen/dining/family room. Positioned at the front of the home, the sitting room enjoys a pleasant triple aspect, allowing plenty of natural light, while a wood-burning stove provides an attractive focal point. At the rear of the home, the large kitchen/dining/family room provides an excellent space for both everyday family life and entertaining. The kitchen is fitted with a range of cupboards and drawers together with a breakfast bar, double oven, gas hob with extractor canopy over, integral dishwasher and fridge/freezer. Doors open directly onto the rear garden, creating a natural connection between the house and outside space. From the kitchen, access leads to the utility room, which provides space for a washing machine and tumble dryer, with a further doorway leading to the ground floor WC.

The first floor landing provides access to all four bedrooms and the family bathroom. Bedroom one is a generous double room enjoying a pleasant double aspect and benefiting from fitted wardrobes. A door leads to the modern en-suite shower room, fitted with a WC, wash basin, enclosed shower cubicle and heated towel rail. Bedroom two is another well proportioned double room with a pleasant double aspect, a walk-in wardrobe and an en-suite shower room comprising a WC, wash basin, enclosed shower cubicle and heated towel rail. Bedrooms three and four are both good-sized rooms, with bedroom four also providing an ideal option for use as a study or home office. The family bathroom is fitted with a white suite comprising a WC, wash basin with storage beneath, bath with shower over and additional shower attachment, fitted shower screen and heated towel rail.

Outside
The gardens are a particular feature of the home, wrapping around the rear and side of the property and enjoying a pleasant south-westerly aspect. A terrace immediately adjoins the rear of the house and provides an excellent space for outdoor dining and entertaining, with the addition of a fitted bar. The remainder of the garden is predominantly laid to lawn, complemented by established hedging, trees and borders. A garden room provides a valuable and versatile addition to the outside space and would be equally well suited for use as a home office, hobby room or additional entertaining space. A pedestrian door provides access to the garage, while a gate leads around to the front of the property.

Parking
To the front, driveway parking leads to the garage, which is fitted with an up-and-over door and benefits from power and lighting.

Location
North Baddesley is a quiet village 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.

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 issuing a memorandum of sale, 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.

Sellers Position
Forward chain complete

Age
2019

Estate Charge
Approximately £710 per annum

Heating
Gas central heating

Infant and Junior School
North Baddesley Infant and Junior School

Secondary School
The Mountbatten School

Council Tax
Band E - Test Valley Borough Council

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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