



Connells

Launcelyn Close
North Baddesley Southampton

Launcelyn Close North Baddesley Southampton SO52 9NP

for sale offers in the region of
£415,000



Property Description

A well-proportioned four-bedroom linked detached family home, pleasantly positioned on the edge of a favoured residential development and enjoying an outlook towards woodland. The property offers adaptable accommodation suited to modern family living, including a converted garage providing additional reception space.

The ground floor comprises an entrance porch leading to a central hallway with storage, a front aspect kitchen fitted with a range of units and work surfaces, and a spacious L-shaped lounge with doors opening onto the rear garden. A separate dining room connects to the lounge, creating an ideal layout for everyday living and entertaining. The former garage has been converted to form a further sitting room.

To the first floor are four bedrooms, including a main bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from driveway parking to the front and an enclosed rear garden with artificial grass and patio seating area.

The property is conveniently located for the village centre, local shops and schools, with Romsey and Southampton within easy reach and excellent road connections via the M27.

Porch

With storage cupboard.

Entrance Hall

Stairs to first floor, understairs cupboard, access to sitting room

Kitchen

10' 6" x 8' 7" (3.20m x 2.62m)

Front aspect, fitted wall and base units, work surfaces, sink unit, free standing oven, space for appliances.

Living Room

15' 6" x 14' 11" (4.72m x 4.55m)

Rear aspect with garden access, feature double doors leading to dining room.

Dining Room

12' 8" x 7' 10" (3.86m x 2.39m)

Rear aspect, ideal for formal dining or family use.

Sitting Room / Bedroom 5

16' 6" x 8' (5.03m x 2.44m)

Converted from a garage, versatile additional reception room suitable for a variety of uses.

First Floor

Bedroom One (with En-Suite)

11' 5" x 11' 2" (3.48m x 3.40m)

Rear aspect double bedroom.

En-Suite Shower Room

Shower cubicle, wash basin, WC and large storage cupboard.

Bedroom Two

13' 5" x 8' 8" (4.09m x 2.64m)

Rear aspect double bedroom with fitted wardrobe.

Bedroom Three

10' 6" x 8' 8" (3.20m x 2.64m)

Front aspect bedroom with fitted wardrobe.

Bedroom Four

9' 9" x 6' 6" (2.97m x 1.98m)

Rear aspect bedroom, ideal as a study or nursery.

Bathroom

shower, wash basin and WC.

Location

Situated in the popular village of North Baddesley, the property is conveniently placed for a range of everyday amenities, including local shops, a Co-op with Post Office, pharmacy, doctors' surgery and community facilities. North Baddesley Infant and Junior Schools are both within approximately 0.7 miles, while The Mountbatten School is around 1.1 miles away. Nearby recreation grounds provide sports facilities, tennis courts and children's play areas. Regular bus services offer connections to Romsey, Southampton and Eastleigh, with Romsey railway station approximately 2.4 miles away. The location also provides convenient access to the A27 and the wider motorway network, making it well suited to families and commuters alike.

Outside

Front Garden

Mature shrubs and borders and ample off road parking.

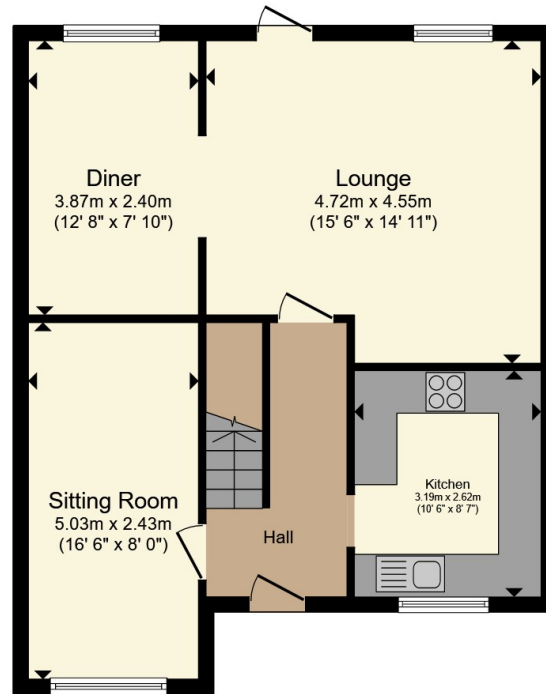
Rear Garden

A Landscaped rear garden with patio, mature shrubs and borders, timber fencing, shed and raised beds. South facing.









Ground Floor



First Floor

Total floor area 112.8 m² (1,214 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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