19 Launcelyn Close | £425,000

North Baddesley, Hampshire, SO52 9NP

Henshaw Fox

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North Baddesley, Hampshire, SO52 9NP

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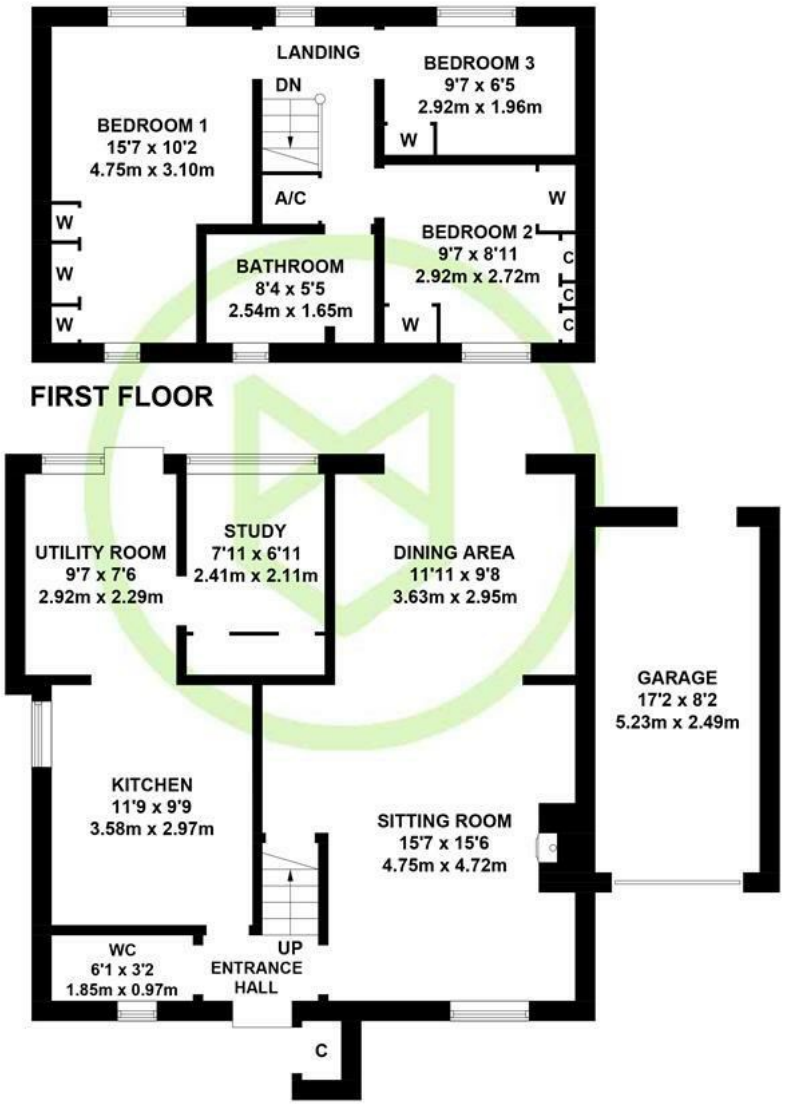

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 697 SQ FT / 64.8 SQ M
FIRST FLOOR = 411 SQ FT / 38.2 SQ M
GARAGE / EXTERNAL CUPBOARD = 147 SQ FT / 13.7 SQ M
TOTAL = 1255 SQ FT / 116.7 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310681)

Summary

An extended and well-presented link-detached family home, pleasantly situated within the leafy and peaceful village of North Baddesley. The property offers well-balanced accommodation throughout, comprising three first-floor bedrooms, a modern family bathroom, a spacious open-plan sitting/dining room with feature fireplace, a well-appointed kitchen with adjoining utility room, a versatile study or additional bedroom, and a ground-floor cloakroom. Outside, the property benefits from a generous rear garden with a large patio terrace and lawn beyond, together with driveway parking leading to garage and further availability of parking to the rear

Features

- An extended link-detached house
- Three/four bedrooms
- Open plan sitting/dining area with open fire
- Kitchen opening to utility room
- Beautifully landscaped rear garden
- Driveway leading to garage
- Situated within the leafy peaceful Village of North Baddesley

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
Upon entering, the entrance hall provides access to the kitchen, sitting/dining room, cloakroom with WC and wash basin, and stairs rising to the first floor. The kitchen is fitted with a range of wall and base units and benefits from a double oven, gas hob with extractor hood over, plumbing for a washing machine and dishwasher, and space for a fridge/freezer. An extended utility room provides excellent additional storage, space for a tumble dryer, and a convenient door leading to the rear garden. Also on the ground floor is a versatile reception room, currently utilised as a study, which could equally serve as a guest bedroom and benefits from built-in storage. To the rear of the property, the extended open-plan sitting/dining room offers a bright and spacious living area, centred around an attractive electric fireplace and enjoying direct access to the garden via sliding doors.

First Floor
The first-floor landing provides access to three bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a generous double room, benefiting from built-in wardrobes and dual-aspect windows, creating a bright and airy feel. Bedroom two is also a well-proportioned double with built-in storage, while bedroom three offers flexibility as a single bedroom, nursery or home office. The modern family bathroom is fitted with a bath with shower over, WC and wash basin.

Outside
The rear garden features a spacious adjoining patio, providing an ideal area for outdoor dining and entertaining. Steps lead up to the remainder of the garden, which is predominantly laid to lawn and bordered by raised flower beds to one side. The garden also benefits from a useful pedestrian gate and a door providing access to the rear of the garage.

Parking
Driveway leading to garage. Tandem area for parking at rear.

Location
North Baddesley offers a tranquil village setting while enjoying superb connectivity to major towns and cities in the region. Just moments from the development lies Baddesley Common, a beautiful 50-acre expanse of woodland, pasture, and parkland on the edge of the New Forest which is ideal for family walks and rich in local wildlife. The area's excellent transport links, including close proximity to the M3 and easy access to Southampton and Winchester, make it particularly appealing to commuters. Nearby Romsey railway station provides direct services westwards to Salisbury and south towards Southampton and Portsmouth, with regular connections to Eastleigh and onward travel to London Waterloo.

Sellers Position
Buying on

Tenure
Freehold

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 publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), 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.

Infant and Junior School
North Baddesley Infant and Junior School

Secondary School
The Mountbatten School

Council Tax
Test Valley - Band D

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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