



30



Addison

ESTATE AGENTS



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

£490,000 Freehold

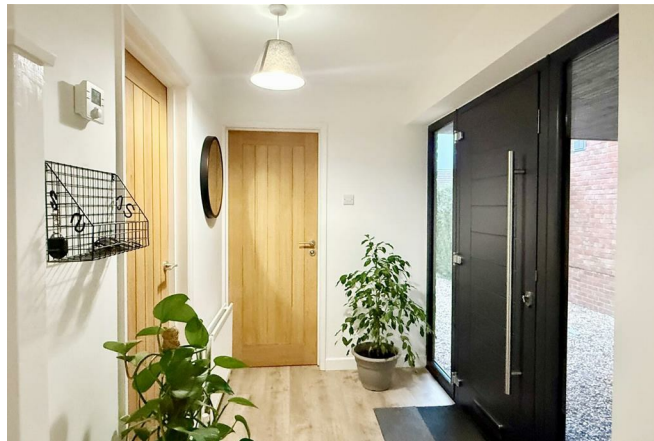
This immaculate and extended three-bedroom detached home is tucked away at the end of a peaceful cul-de-sac in the heart of Locks Heath. Fully refurbished throughout during the current owners' eight years of ownership, the property is presented in exceptional condition and offers true "turn key" living for its next occupants. Significant improvements have been carried out over the years, with every room being thoughtfully modernised, creating a stylish, contemporary and beautifully balanced home ideal for families and professionals alike.


The property welcomes you with a spacious entrance hallway that immediately sets the tone for the high standard of finish found throughout. From here, you can access the refitted downstairs cloakroom, the comfortable front lounge, and the impressive kitchen and family room positioned across the rear of the home. This open and versatile space is perfect for both everyday living and entertaining, featuring contemporary cabinetry, integrated appliances, a breakfast bar and French doors opening onto the garden. The layout flows seamlessly into a separate utility room and a dedicated study, offering valuable flexibility for home working or additional storage.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own walk-in wardrobe, providing excellent storage and a touch of luxury. The remaining bedrooms are equally well presented and are served by a beautifully appointed four-piece family bathroom, complete with a large walk-in shower and modern fittings.

Externally, the property offers an excellent amount of private parking on its own shingled driveway, with space for multiple vehicles and even room for a boat, trailer or motorhome if required. The rear garden has been designed with low maintenance in mind, featuring composite decking directly behind the house and an artificial lawn beyond. Fully enclosed and enjoying a good degree of privacy, it provides a peaceful and practical outdoor space for relaxation or entertaining.

Situated within walking distance of reputable local schools and the popular Locks Heath Shopping Centre, the location is ideal for families and those seeking convenience. With its high-quality refurbishment, generous living spaces and desirable setting, this home must be viewed to be fully appreciated.



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

Further Information

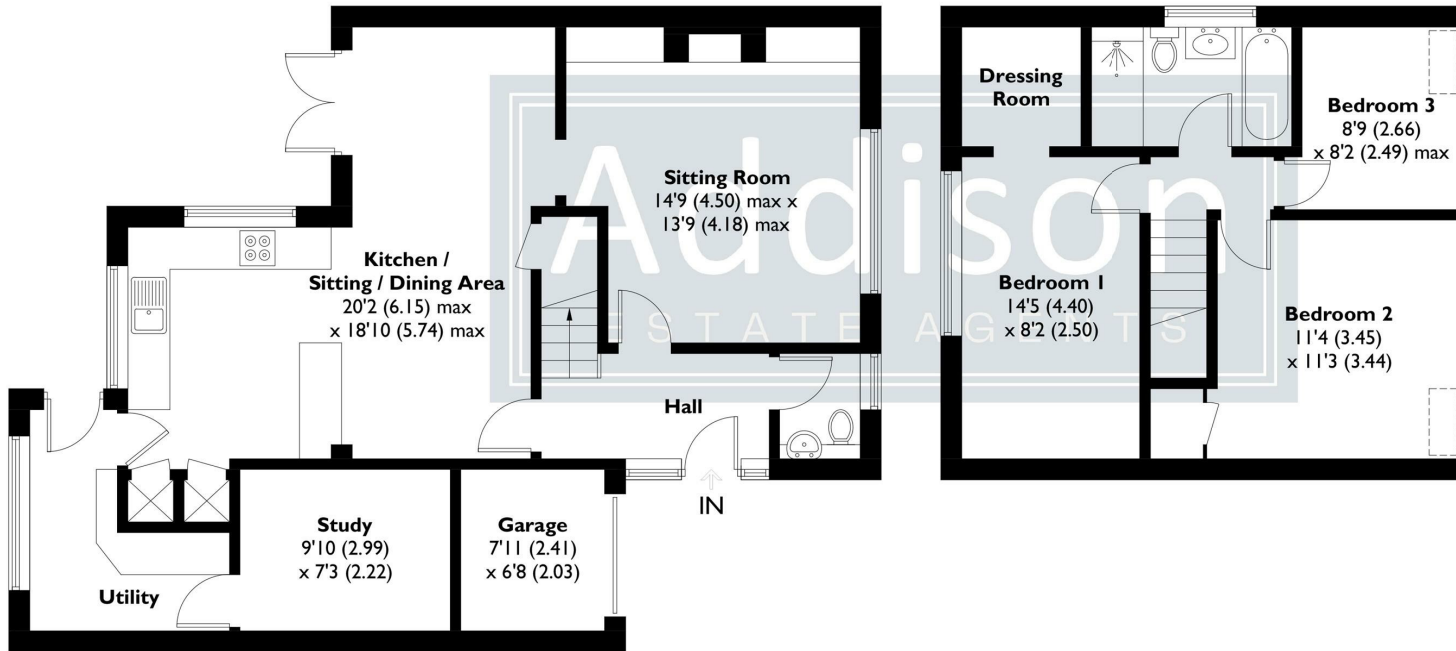
Local Council:
Fareham Borough Council

Council Tax Band: D

Amount Payable for 2026/2027:
£2,270.55



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



Addison
ESTATE AGENTS



01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk