







5 Conager Close | £370,000

Nursling, Hampshire, SO16 0BQ

Henshaw Fox









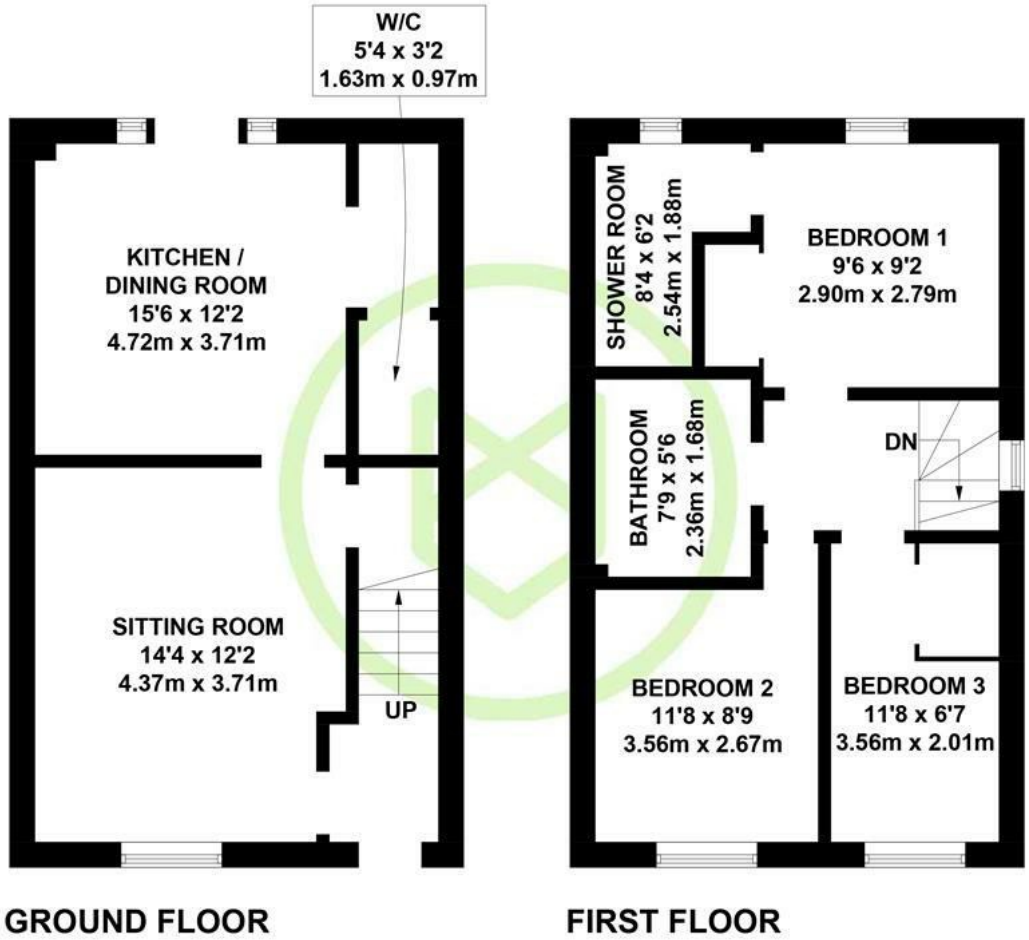




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Nursling, Hampshire, SO16 0BQ

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 428 SQ FT / 39.8 SQ M
FIRST FLOOR = 428 SQ FT / 39.8 SQ M
TOTAL = 856 SQ FT / 79.6 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1330687)

Summary

A modern and immaculately presented semi-detached home, quietly positioned within the sought-after Fen Meadows development in Nursling. Beautifully maintained throughout, the property offers well-proportioned and versatile accommodation arranged over two floors, comprising three bedrooms, an en-suite to the principal bedroom, family bathroom and convenient downstairs cloakroom, alongside a spacious sitting room and contemporary open-plan kitchen/dining area. The home is further complemented by a surprisingly generous south-facing rear garden, providing an excellent outdoor space for relaxing and entertaining, together with a tandem driveway offering parking for two vehicles.

Features

- Modern semi-detached house
- Nestled within the quiet and sought after Fen Meadows development
- Three well-proportioned bedrooms
- Modern en-suite, family bathroom and downstairs cloakroom
- Open plan kitchen/dining area positioned at the rear of the home
- Surprisingley spacious south facing rear garden
- Tandem driveway for two vehicles

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Ground Floor
Upon entering the property, the welcoming entrance hall provides access to the sitting room, with stairs rising to the first-floor landing. The spacious sitting room is filled with natural light from the large front-facing window and offers a comfortable and versatile reception space, with a useful understairs storage cupboard and direct access through to the kitchen/dining area. Positioned to the rear of the home, the well-appointed kitchen/dining area features a range of modern white gloss wall and base units, complemented by an integrated oven, hob with extractor over, and space for a fridge/freezer. There is also plumbing and space for both a washing machine and dishwasher, providing excellent practicality for modern family living. From here, a convenient cloakroom with WC and wash basin is accessed, while double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces and making the room particularly well suited to both everyday life and entertaining.

First Floor
The first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double room, offering ample space for wardrobes and benefiting from a modern en-suite shower room, fitted with a shower, WC and wash basin. Bedroom two is also a well-proportioned double bedroom, while bedroom three is a versatile single room, making an ideal child's bedroom, home office or study space depending on individual requirements. Completing the accommodation, the contemporary family bathroom is fitted with a bath, WC and wash basin

Outside
Enjoying a desirable south-facing aspect, the surprisingly spacious rear garden is a real highlight of the property, offering an attractive and versatile outdoor space to enjoy throughout the day. A large adjoining patio provides an excellent area for outdoor dining and entertaining, with a side gate providing convenient access to the driveway. Beyond the patio, the remainder of the garden is mainly laid to low-maintenance artificial lawn, complemented by a raised decking area and a pathway leading to a useful timber shed. Well designed for ease of maintenance and outdoor enjoyment, the garden offers a lovely balance of seating, entertaining and practical space.

Parking
Tandem driveway for two vehicles. Further on street parking available

Location
Fen Meadow is an attractive modern development situated within the highly sought-after village of Nursling, on the western outskirts of Southampton. Offering the perfect balance of village charm and city convenience, the development enjoys a semi-rural setting surrounded by open green spaces whilst remaining within easy reach of Southampton city centre, the General Hospital and the extensive amenities of nearby Shirley and Romsey. The area is particularly popular with families and professionals alike, benefiting from excellent road connections via the M27 and M271, providing convenient access to the South Coast, Winchester and beyond. Regular bus services operate nearby, offering straightforward links into Southampton and surrounding areas.

Tenure

Sellers Position
Buying on. Found onward purchase which is end of chain

Estate Charge
Circa £43.97 per month

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
Nursling Ce Primary School

Secondary School
The Mountbatten School

Council Tax
Test Valley - Band C

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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