



44 Sycamore Close | £450,000
Romsey, Hampshire, SO51 5SB





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Summary

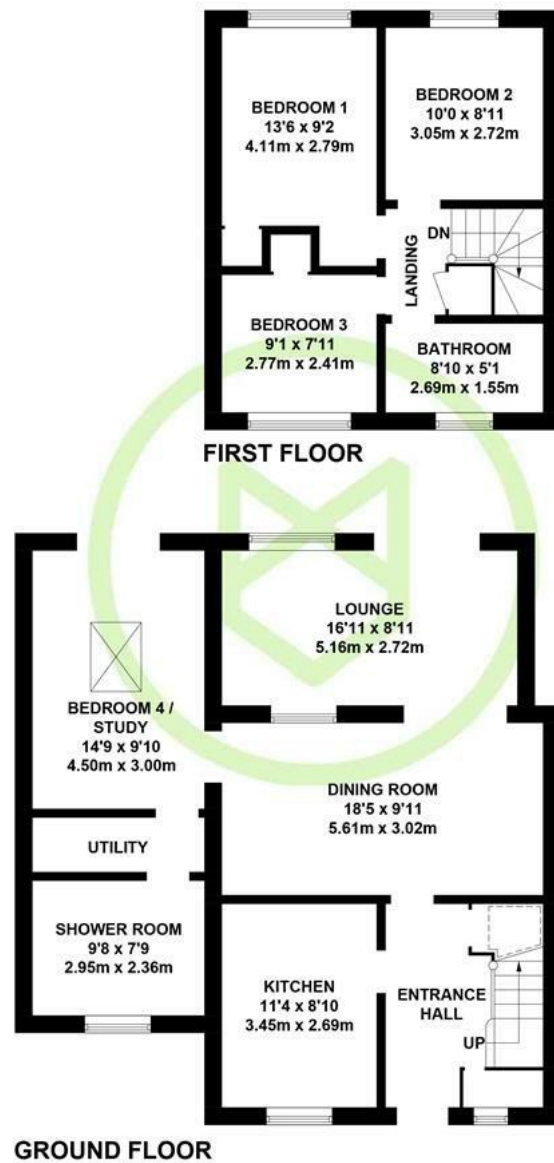
An immaculate and thoughtfully extended semi-detached residence, quietly positioned within a desirable cul-de-sac in the sought-after district of Whitenap in Romsey. This beautifully maintained home offers generous and versatile accommodation, including four well-proportioned bedrooms, a stylish first-floor bathroom, a contemporary ground floor shower room, a modern kitchen and a separate utility room. The heart of the home is an expansive open-plan dining and sitting area, ideal for both family living and entertaining. Externally, the property enjoys a stunning, south-facing rear garden that has been tastefully landscaped to offer both privacy and year-round enjoyment. To the front, a spacious driveway provides off-road parking for several vehicles.

Features

- An extended and versatile family home
- Desirable cul-de-sac location
- Up to four generous bedrooms available
- Optional fourth bedroom with spacious shower
- Plan sitting and dining room
- Stylish kitchen with integrated appliances
- Block paved driveway
- Enclosed and child friendly rear garden
- Well regarded local schooling

EPC Rating

Energy Efficiency Rating
Current C
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 864 SQ FT / 80.3 SQ M
FIRST FLOOR = 404 SQ FT / 37.5 SQ M
TOTAL = 1268 SQ FT / 117.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1239030)

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Ground floor

The welcoming entrance hall is fitted with oak effect flooring which extends throughout the ground floor, complementing the crisp neutral décor. A recess for coats and shoes with additional storage under the stairs. A generous dining area flows into the extension to the rear with the sitting room flooded with natural light from glazed French doors to the patio seating area. An additional reception features of vaulted ceiling with French doors to the garden and access to a utility room, a large shower adjacent comprises a dual hand shower vanity unit with mounted wash basin, WC and heated towel rail. This could be used as the fourth bedroom with an ensuite. The stylish fitted kitchen offers a range of shaker style wall and base units with contrasting granite work surfaces. A range of integrated appliances including eyelevel single oven induction hob with extra extractor hood over fridge, freezer, dishwasher and microwave.

First floor

The landing houses the spacious airing cupboard and gas fired boiler with access to the loft space via a hatch. Bedroom one is a generous double with built in wardrobes. Bedroom two and three are smaller double rooms with built-in wardrobes in bedroom three. The stylish and fully tiled bathroom comprises a panelled bath with mixer shower over vanity unit with mounted wash basin, WC and heated towel rail.

Parking

And edged block paved driveway provides free parking with a gravel area adjacent providing an additional space.

Outside

The enclosed and child friendly rear garden has been thoughtfully landscaped with neatly edged lawns punctuated with an apple tree in the far corner. A large patio seating area spans the rear of the property, ideal for alfresco dining whilst enjoying a sunny aspect. A timber shed provides a useful storage.

Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

Tenure

Freehold

Sellers Position

Looking for onward purchase.

Primary School

Halterworth Primary School

Secondary School

The Mountbatten School

Council

TVBC - tax band E

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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