



43 Northlands Road | £425,000
Romsey, Hampshire, SO51 5SA





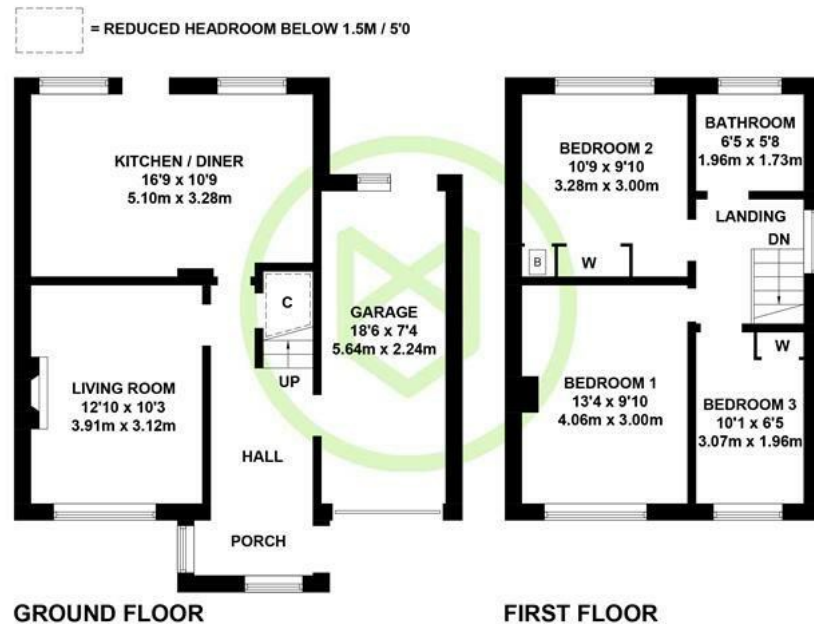
43 Northlands Road
Romsey, Hampshire, SO51 5SA

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Summary

An immaculate semi-detached home, positioned within the quiet and sought after district of Whitenap, located within catchment for Halterworth Primary and The Mountbatten secondary schools. This beautifully presented home features three bedrooms, family bathroom, sitting room, open plan kitchen/dining area and integral garage with utility facilities. Outside, the home enjoys a generous south facing rear garden and driveway to the front.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 582 SQ FT / 54.1 SQ M
FIRST FLOOR = 406 SQ FT / 37.7 SQ M
TOTAL = 988 SQ FT / 91.8 SQ M
(INCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1207928)

Features

- An immaculate semi-detached house
- Located within the desirable and leafy district of Whitenap
- Three bedrooms
- Open plan kitchen/dining area at rear of home
- Utility area within integral garage
- Catchment for Halterworth Primary and The Mountbatten Secondary schools
- Generous South facing garden
- Driveway parking for two vehicles

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

A welcoming porch leads into a generous entrance hall, setting the tone for the space and comfort found throughout the home. From here, you'll find access to the sitting room, a modern open-plan kitchen/dining room to the rear, stairs rising to the first floor, under stairs storage cupboard and an internal door to the garage, which also features a practical utility area. The sitting room enjoys a pleasant outlook to the front of the property through a large picture window, creating a bright and relaxing space for everyday living. To the rear, the impressive kitchen/dining room is the heart of the home. Beautifully designed for both functionality and style. This open-plan space offers plenty of room for dining table and chairs, with a door leading directly out to the rear garden, perfect for indoor-outdoor living. The kitchen is fitted with an attractive range of wall and base units, a classic butler sink and a selection of integrated appliances including a hob with extractor fan, oven, microwave, fridge/freezer and plumbing for a dishwasher.

First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom. The main bedroom is a generously sized double, featuring a large window that fills the room with natural light and offers a pleasant outlook to the front of the property. Bedroom two is also a comfortable double, benefiting from a built-in wardrobe and views over the rear garden. Bedroom three is a versatile space, ideal as a single bedroom, nursery or home office and includes useful built in storage. The family bathroom is stylishly finished with floor-to-ceiling tiling and comprises a panelled bath with shower over, WC, wash basin and a towel rail.

Outside

The rear garden is a wonderful extension of the home, beginning with a spacious patio area directly adjoining the property, perfect for outdoor dining and entertaining. Beyond, the generous lawn stretches the full length of the garden. Well enclosed by fencing, the garden is bordered by a variety of mature shrubs, creating a pleasant and established feel. A timber shed is positioned at the far end, ideal for storage or gardening tools. Enjoying a desirable south-facing aspect, the garden benefits from plenty of sunlight throughout the day.

Parking

Double driveway leading to garage with roller door.

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

Heating

Gas

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten Secondary 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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