



Not for marketing purposes INTERNAL USE ONLY

Harrison Way
Rownhams Southampton



Property Description

Situated within the highly desirable Broadleaf Park development, this substantial five-bedroom detached home offers generous and versatile accommodation arranged over two floors. The property has been thoughtfully designed for modern family life, featuring a spacious lounge with French doors opening onto the rear garden, a separate dining room and an impressive open-plan kitchen/breakfast room complete with integrated appliances, induction hob, double oven and further French doors leading outside.

A practical utility room, downstairs cloakroom and welcoming entrance hall complete the ground floor.

Upstairs, the principal bedroom benefits from a stylish en-suite shower room, whilst bedroom two also enjoys its own en-suite. Three further well-proportioned bedrooms are served by the contemporary family bathroom. Outside, the property boasts a block paved driveway providing ample off-road parking, a detached double garage and an enclosed rear garden with patio, artificial lawn and established planting, creating an ideal space for entertaining and family enjoyment.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation with stairs rising to the first floor.

Cloakroom

Fitted with a WC and hand wash basin, providing convenient facilities for guests.

Lounge

A spacious and bright family living room featuring two rear aspect windows and double glazed French doors opening directly onto the rear garden, allowing plenty of natural light.

Dining Room

An elegant reception room with front aspect window and double doors opening into the entrance hall, providing an ideal space for formal dining or entertaining.

Kitchen Diner

The heart of the home, fitted with an excellent range of work surfaces and integrated appliances including a four-ring induction hob with extractor over, double oven, dishwasher and fridge freezer. Additional features include a stainless steel sink with mixer tap, tiled flooring, built-in storage cupboard, rear aspect window and French doors opening onto the garden. Ample space is available for family dining.

Utility

Offering additional worktop space with plumbing and space for a washing machine together with external access via the side

door and internal access to the kitchen.

Landing

Spacious landing with built-in storage cupboard and loft access serving all first-floor accommodation.

Bedroom One

A generous principal bedroom with two double glazed front aspect windows, fitted carpet and inset ceiling lighting.

Bedroom Two

Modern fully tiled shower room fitted with shower cubicle, WC, hand wash basin and inset ceiling lighting.

En-Suite

Modern fully tiled shower room fitted with shower cubicle, WC, hand wash basin and inset ceiling lighting.

Bedroom Three

A well-proportioned double bedroom with front aspect window, fitted carpet, inset lighting and private en-suite facilities.

Bedroom Four

Good-sized bedroom overlooking the rear garden with fitted carpet.

Bedroom Five

A versatile fifth bedroom overlooking the rear garden, suitable as a nursery, study or guest bedroom.

Bathroom

Fully tiled and fitted with a bath, WC, hand wash basin, heated towel rail, inset lighting and rear aspect window.

Front Garden

The property enjoys excellent kerb appeal with a block paved driveway providing ample off-road parking, lawned frontage, dropped kerb access and a detached double garage with twin up-and-over doors.

Rear Garden

A private enclosed rear garden featuring a patio seating area, artificial lawn, mature shrubs and planted borders enclosed by timber fencing, creating an ideal family garden with low maintenance.

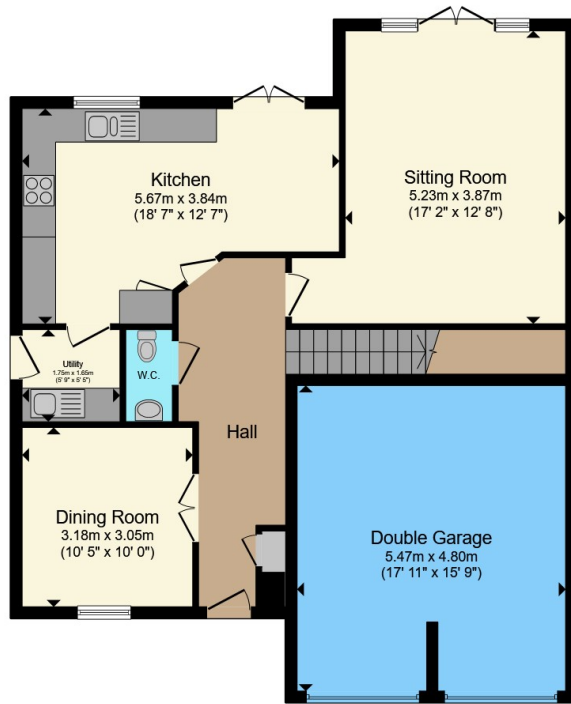
Location

Broadleaf Park is one of Rownhams' most desirable modern developments, offering an excellent setting for families. The property is well placed for highly regarded local schools including Rownhams St John's Church of England Primary School, rated Good by Ofsted, with further well-regarded secondary schools nearby. Excellent transport links include easy access to the M27 and M271 motorway network, providing convenient routes towards Southampton, Romsey, Winchester and beyond. Southampton Airport and Southampton Parkway railway station are also within easy reach for commuters.

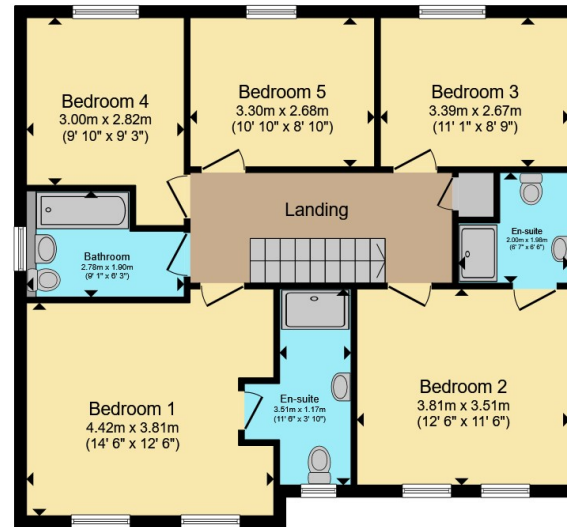








Ground Floor



First Floor

Total floor area 182.8 m² (1,968 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
 ROMSEY SO51 8GD

EPC Rating: Council Tax
 Awaited Band: F

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM307108 - 0003