



3 Beech Close | £465,000
Whitenap, Romsey, Hampshire, SO51 5SR





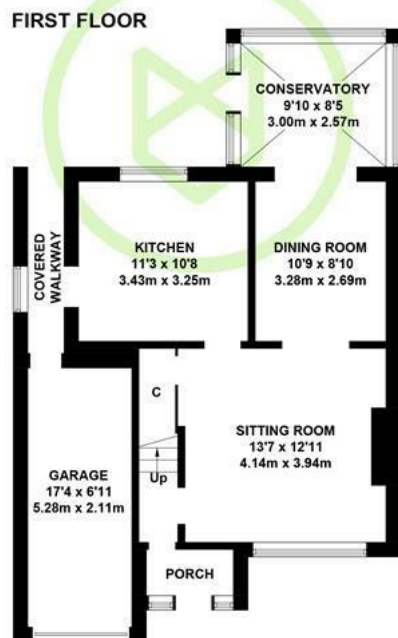
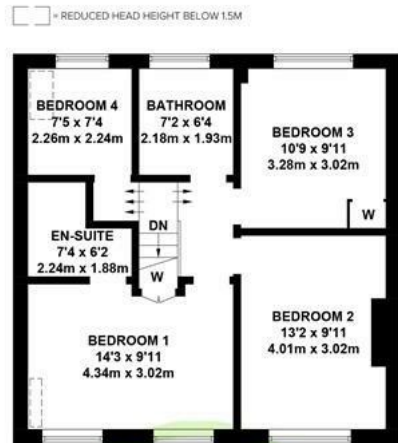
3 Beech Close
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Summary

A well-presented four-bedroom semi-detached family home, quietly situated within a sought-after cul-de-sac in the popular Whitenap district, falling within the catchment area for highly regarded primary and secondary schools. The well-proportioned accommodation comprises a generous principal bedroom with en-suite, three further bedrooms, a family bathroom, a bright and spacious sitting room, separate dining room, well-appointed kitchen and a useful conservatory overlooking the garden. Externally, the property benefits from a beautifully landscaped rear garden, thoughtfully planted with mature flowers, shrubs and established planting, creating an attractive outdoor space, while to the front a driveway provides off-road parking and leads to the garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 566 SQ FT / 52.6 SQ M
FIRST FLOOR = 593 SQ FT / 55.1 SQ M
GARAGE = 124 SQ FT / 11.5 SQ M
TOTAL = 1283 SQ FT / 119.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1315777)

Features

- Beautifully presented semi-detached house
- Four bedrooms, en-suite to principal room and family bathroom
- Sitting room, kitchen, separate dining area and conservatory
- Well enclosed and thoughtfully landscaped rear garden
- Driveway parking leading to garage
- Near to excellent local amenities, including a local shop, popular public house, green spaces and bus stops
- Located within a quiet cul de sac and catchment for Halterworth Primary and The Mountbatten Secondary Schools

EPC Rating

Energy Efficiency Rating
Current D
Potential C

3, Beech Close, Whitenap, Romsey, Hampshire, SO51 5SR

Ground Floor

Upon entering the property, you are welcomed by a useful entrance porch which leads through to the hallway, providing access to the sitting room and stairs rising to the first-floor landing. The sitting room is a bright and inviting space, featuring a large window overlooking the front aspect, an attractive electric fireplace creating a focal point, a useful understairs storage cupboard, access to the kitchen and sliding doors opening into the dining room. The separate dining room offers ample space for a family dining table and chairs, with sliding doors leading into the conservatory, providing an additional reception space and direct access to the rear garden. The well-appointed kitchen is fitted with a range of wall and base units with complementary work surfaces, overlooking the rear garden through a large window. There is space for a fridge/freezer, cooker with extractor hood over, plumbing for both a washing machine and dishwasher, while a door leads out to the covered side passageway, offering convenient access to the front and rear of the property.

First Floor

The first-floor landing provides access to all four bedrooms and the family bathroom. The principal bedroom is a generously proportioned double, benefiting from dual-aspect windows that allow for an abundance of natural light, along with a built-in wardrobe and a well-appointed en-suite comprising a shower cubicle, WC and wash hand basin. Bedrooms two and three are both comfortable doubles, with bedroom three further benefiting from built-in storage and pleasant views over the rear garden. Bedroom four is a well-proportioned single, offering flexibility as a child's bedroom, guest room or an ideal home office. Completing the first floor is the family bathroom, fitted with a panelled bath with shower over, WC and wash hand basin.

Outside

The beautifully landscaped rear garden is well enclosed, enjoying a desirable easterly aspect and offering a wonderful space to relax or entertain. A generous adjoining patio provides the perfect setting for outdoor dining and seating, while the well-maintained lawn is bordered by colourful flower beds, mature shrubs and an established tree, creating an attractive and private backdrop. To the rear of the garden, a further patio area offers an additional seating space, ideal for making the most of the sunshine throughout the day.

Parking

Driveway parking leading to garage

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

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 issuing a memorandum of sale, 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.

Heating

Gas

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten 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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