



Connells

St. Evox Close
Rownhams Southampton



Property Description

This well-presented three-bedroom end-terrace property is located in a desirable residential area of Rownhams. The home offers a spacious and modern layout, featuring an open-plan lounge diner flowing seamlessly into a contemporary kitchen fitted with integrated appliances. French doors provide direct access to a landscaped rear garden with raised decking, a lower patio area, and a summer house, creating an ideal space for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms, all benefiting from built-in storage, alongside a stylish, fully tiled bathroom with a walk-in shower. Externally, the property boasts a generous tarmacked driveway leading to a block-paved frontage, providing ample parking. Mature shrubs and well-maintained borders enhance the curb appeal, making this an ideal family home in a convenient location.

Location

Rownhams is a popular residential area known for its excellent access to local amenities and transport links. Nearby shopping facilities, supermarkets, and leisure amenities are easily accessible, while larger retail options can be found in nearby Southampton city centre.

Transport connections are strong, with

convenient road access to the M27 and M3, making commuting straightforward. Regular bus routes serve the area, and nearby train stations offer links to London and surrounding cities.

Families are well catered for with a selection of well-regarded schools in the vicinity, including primary and secondary options rated Good to Outstanding by Ofsted, making the area particularly appealing for families.

Entrance Hall

A welcoming entrance hall with a door to the front aspect, providing access to the main living accommodation.

Cloakroom

Fitted with a WC and hand wash basin, complemented by an obscured double glazed window to the side aspect.

Lounge Diner

A spacious and versatile open-plan living area featuring a double glazed window to the front and French doors opening onto the rear garden. Includes a built-in under-stairs cupboard, stairs to the first floor, carpeted flooring, radiator, and ample space for both

seating and dining.

Kitchen

A modern fitted kitchen with a comprehensive range of wall, drawer, and base units with work surfaces over. Features include integrated oven, microwave, dishwasher, washing machine, and fridge freezer, along with a four-ring induction hob and extractor. Finished with inset spotlights, LVT flooring, and a rear aspect double glazed window. Open plan to the lounge/diner.

Landing

Providing access to all first-floor rooms, with loft access, built-in storage cupboards, and stairs descending to the ground floor.

Principle Bedroom

A well-proportioned double bedroom with a double glazed window to the front aspect, built-in wardrobe, carpeted flooring, and radiator.

Bedroom Two

A comfortable double bedroom featuring a rear aspect double glazed window, built-in wardrobe, carpet, and radiator.

Bedroom Three

A versatile third bedroom with a front aspect double glazed window, carpeted flooring, and radiator-ideal as a bedroom, nursery, or home

office.

Bathroom

A stylish, fully tiled bathroom comprising a walk-in double shower with glass screen, WC, and hand wash basin. Benefits from two obscured double glazed windows and a radiator.

Outside

Rear Garden

A beautifully landscaped, low-maintenance garden featuring a raised decked patio accessed from the lounge/diner, a lower patio area, mature shrubs and borders, timber fencing, and a charming summer house-perfect for outdoor entertaining.

Front Garden

The property benefits from a generous tarmacked driveway suitable for multiple vehicles, leading to a block-paved frontage. Mature planting and well-maintained borders enhance the property's attractive kerb appeal.

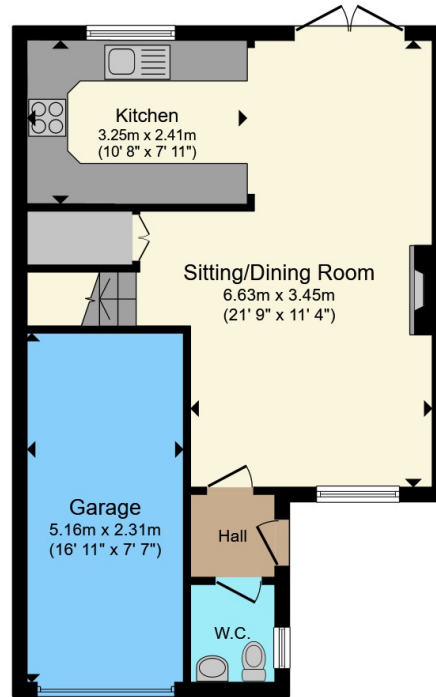
Garage

Integral to the property with an electric door with fob, power and light.

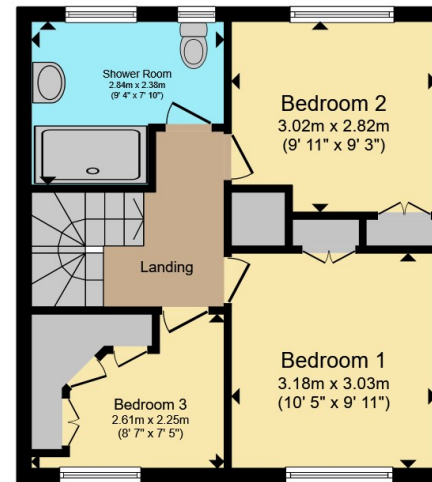








Ground Floor



First Floor

Total floor area 89.5 m² (963 sq.ft.) approx

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Band: C

Tenure: Freehold

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