



Offers Over £500,000
Freehold

10 Topiary Gardens, Locks Heath Southampton, Hampshire SO31 6RX



Quick View

	4 Bedrooms		Single Garage
	2 Living Rooms		2 Bathrooms + Cloaks
	Detached House		EPC Rating D
	Driveway Parking x 2		Council Tax Band E

Reasons to View

- Fantastic central Locks Heath location – just half a mile walk for Locks Heath Centre, Park Gate shops, pubs and Primary School
- Open up your living space into a fabulous family party room with these bi-fold doors onto the large glass roofed conservatory
- Be Nigella for the night & host formal dinners in the fabulous re-fitted and open plan kitchen/dining room separate dining room
- With His ‘n’ Hers’ wardrobes in the dressing area your master bedroom can remain a real sanctuary
- Your guests are sure to fall in love with the claw foot bath in the glamorous family bathroom when they come to stay
- Tucked away in a cul de sac there’s no passing traffic to disturb you, and safe for children or pets alike.

Description

If you're considering where to base yourselves for the next few years as the kids grow up, this lovely four bedroom detached home in central Locks Heath should be top of your 'to view' list. Just a half mile walk to the local primary school and Locks Heath Centre so your daily essentials are only minutes away. Tucked away in a cul de sac there's room on the drive for two and space for a small trailer/boat or similar on the front plus the integral garage which has power & light.

Stepping into the hall take a moment to appreciate the attention to detail with solid oak doors and chrome light fittings & switches etc, there is a cloakroom by the front door and stairs with oak balustrade to the first floor. The kitchen and dining room have been opened up into one large space, perfect for hosting dinners, or for keeping an eye on the homework situation.

The sitting room has focal point in the wood burning stove with oak mantle, imagine cosy nights in warming your toes. Oak double glazed bi-fold doors open this room up to the conservatory which is as big as the sitting room, and with a lovely glass roof you can enjoy the garden without suffering the elements.

On the first floor the master bedroom has a separate dressing room with his 'n' hers wardrobes and modern en-suite with walk in shower. Bedrooms two & three are both double rooms with built in wardrobes and bedroom four makes the perfect home office space at the top of the stairs. Finally the refitted main bathroom is certainly the place to pamper yourself & relax in the freestanding claw foot bath.

Outside the rear garden has a paved patio area off the conservatory with additional corner paved area to make the most of the afternoon sun. There is still enough lawn and greenery to keep the green fingered busy.

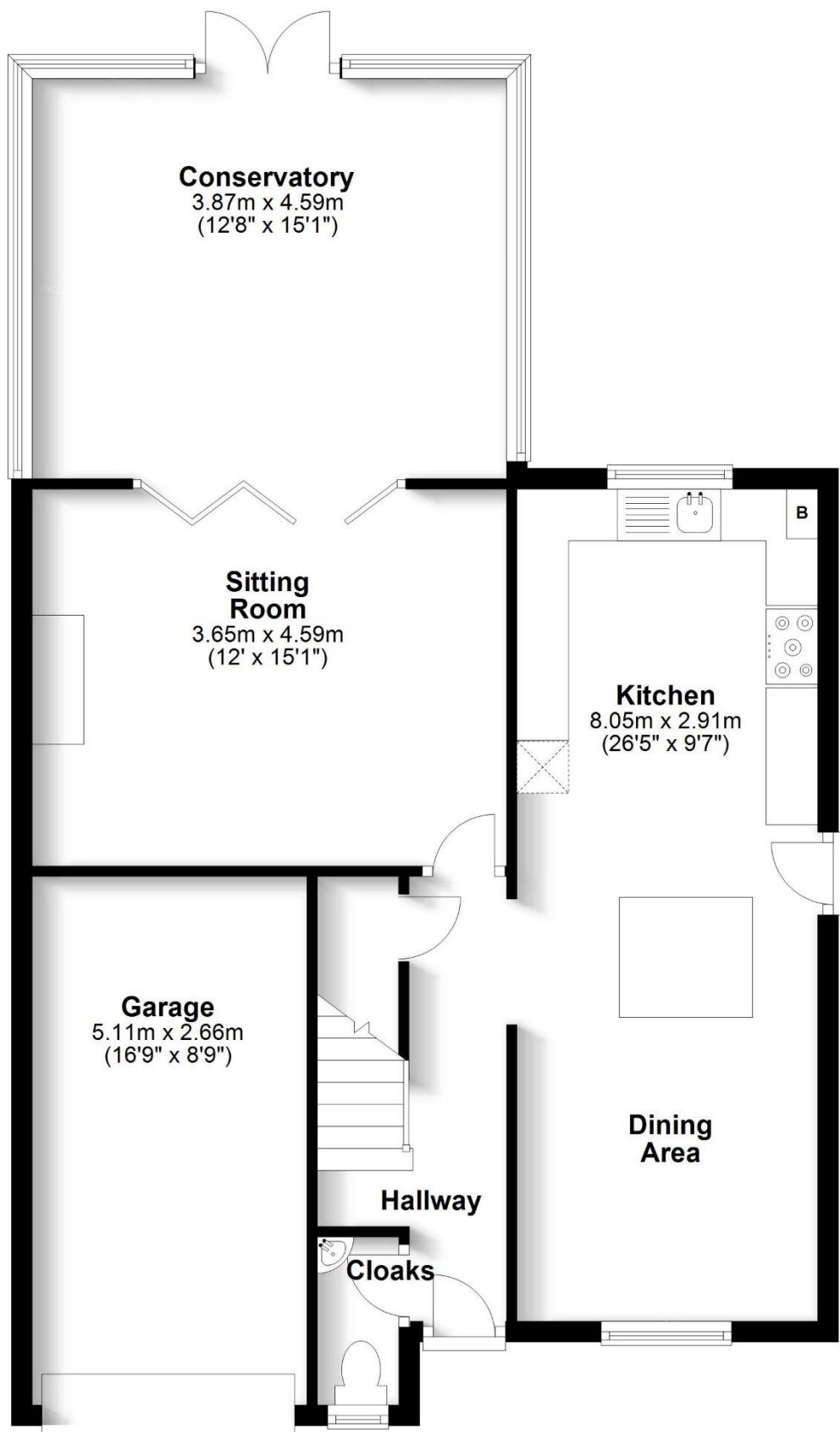
Our clients are looking to relocate to Devon and are ready to move ahead with their onward purchase as soon as possible. We think this is an excellent opportunity to secure your long term family home so do come and take a look.

Directions

From our office in Middle Road turn right onto the Botley Road then at the roundabout take the second exit onto Hunts Pond Road. Take the first right into Admirals Road and then left into Laurel Road. Topiary Gardens can then be found on the right hand side.

Ground Floor

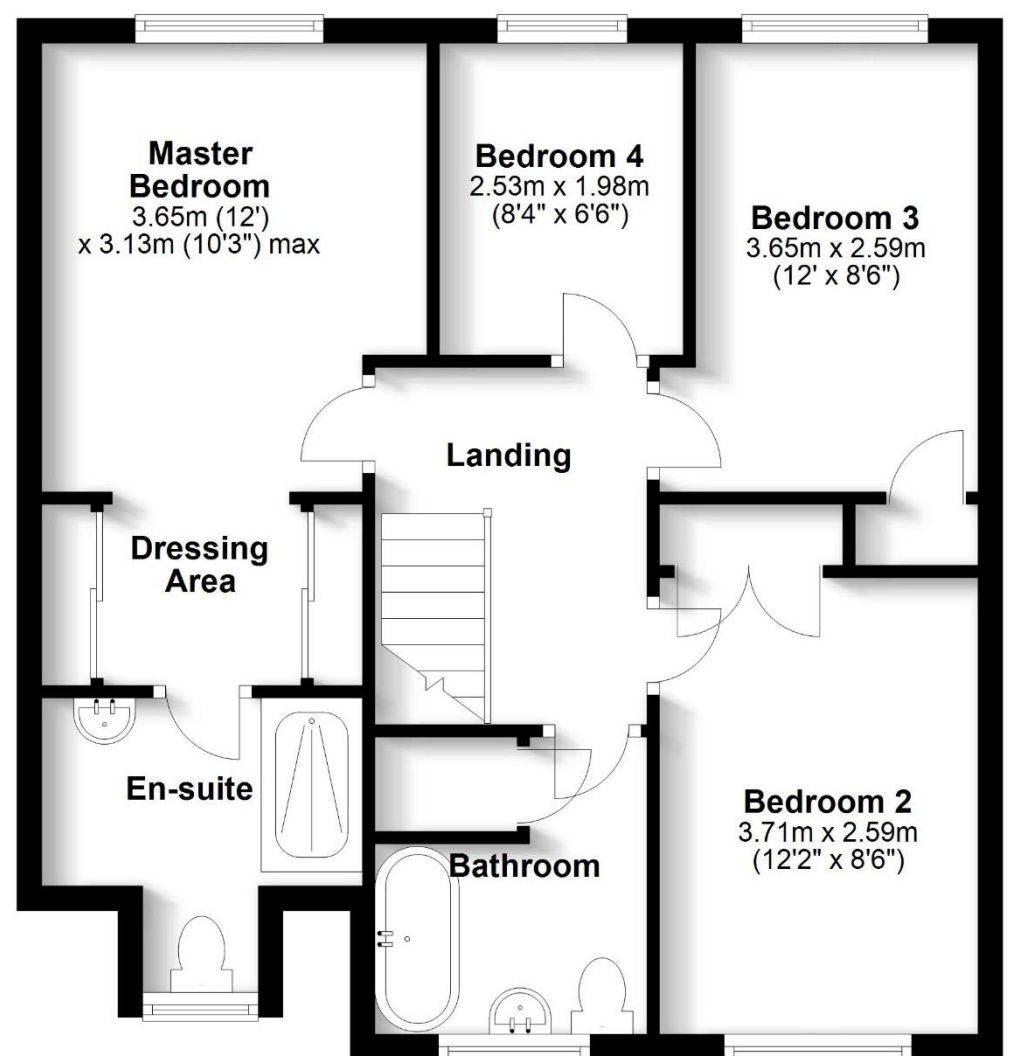
Approx. 80.8 sq. metres (869.2 sq. feet)



Total area: approx. 139.5 sq. metres (1501.7 sq. feet)

First Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk

Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast