



37 Keyes Street | £575,000
North Baddesley, Hampshire, SO52 9AY

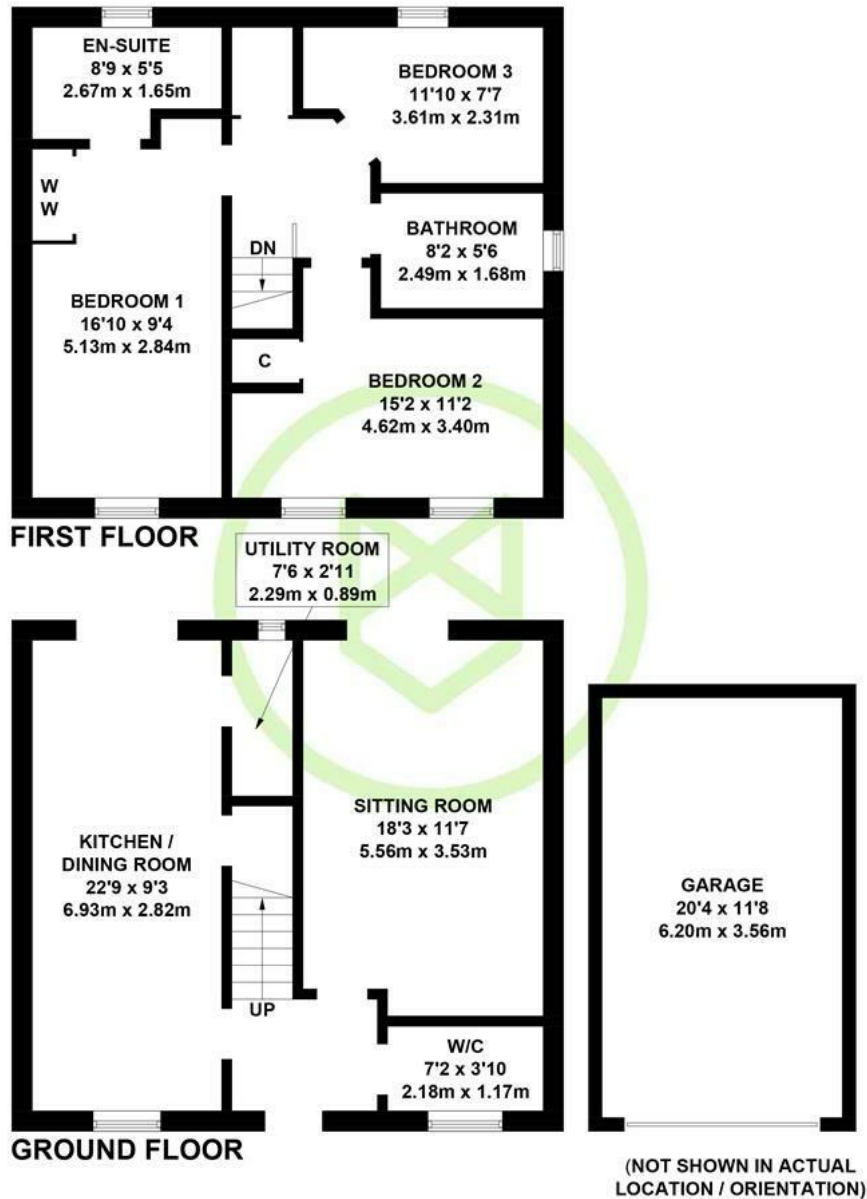




37 Keyes Street
North Baddesley, Hampshire, SO52 9AY

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 565 SQ FT / 52.5 SQ M
 FIRST FLOOR = 565 SQ FT / 52.5 SQ M
 GARAGE = 237 SQ FT / 22.0 SQ M
 TOTAL = 1367 SQ FT / 127.0 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1326827)

Summary

An impressive detached home, newly built by the highly regarded Wyatt Homes and forming part of the sought-after Mountbatten Park development in North Baddesley. Thoughtfully designed with a strong focus on quality and modern living, the property has been finished to an excellent standard throughout and offers well-proportioned, stylish accommodation in a desirable setting. The accommodation comprises three generous bedrooms, with the principal bedroom benefiting from an en-suite, together with a family bathroom, spacious sitting room, impressive open-plan kitchen/dining area, separate utility area, study and useful downstairs cloakroom. Outside, the property enjoys a pleasant south-facing rear garden, while the tandem driveway provides parking for two vehicles and leads to a detached garage.

Features

- Modern detached house built by renowned Wyatt Homes
- Three bedrooms, en-suite to principal bedroom, family bathroom and downstairs cloakroom
- Ample driveway parking leading to detached garage
- Open plan kitchen/dining area with separate utility
- Pleasant south facing rear garden
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
 Current B
 Potential B

37, Keyes Street, North Baddesley, Hampshire, SO52 9AY

Ground Floor

Upon entering, the welcoming and spacious entrance hall provides access to the sitting room, open-plan kitchen/dining area, cloakroom with WC and wash basin, and stairs rising to the first-floor landing. The generously proportioned sitting room is filled with natural light and features double doors opening onto the rear garden. The impressive open-plan kitchen/dining area has been finished to a high standard, with a sleek range of wall and base units, stylish tiling and a comprehensive selection of integrated appliances including fridge/freezer, oven, microwave and hob with extractor above. There is ample space for a dining table and chairs, with further double doors providing direct access to the garden. A useful adjoining utility area offers plumbing for a washing machine, space for a tumble dryer and a sink, providing a practical and well-appointed addition to the ground floor.

First Floor

The generous first-floor landing leads to three bedrooms, built-in storage, and the family bathroom. Positioned as a spacious double, the principal bedroom includes built-in wardrobes and a sleek en-suite fitted with a walk-in shower, basin, WC, heated towel rail, and high-spec tiling. Bedroom two is another well-proportioned double, benefiting from dual aspect windows and integrated storage. Bedroom three offers a versatile space ideal as a single bedroom, home office, or nursery. Completing the floor, the main family bathroom is finished to an exceptional standard, featuring stylish full-height tiling, a bath with an overhead shower, basin, WC, and heated towel rail.

Outside

The well-enclosed rear garden enjoys a desirable south-facing aspect, with the majority laid to lawn and complemented by a generous adjoining patio, ideal for outdoor dining and entertaining. A side gate provides convenient access to the driveway.

Parking

Tandem driveway for two vehicles leading to detached garage

Location

North Baddesley offers a tranquil village setting while enjoying superb connectivity to major towns and cities in the region. Just moments from the development lies Baddesley Common, a beautiful 50-acre expanse of woodland, pasture, and parkland on the edge of the New Forest which is ideal for family walks and rich in local wildlife. The area's excellent transport links, including close proximity to the M3 and easy access to Southampton and Winchester, make it particularly appealing to commuters. Nearby Romsey railway station provides direct services westwards to Salisbury and south towards Southampton and Portsmouth, with regular connections to Eastleigh and onward travel to London Waterloo.

Tenure

Freehold

Estate Charge

Circa £215 per annum

Heating

Air source heat pump

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 publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), 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.

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band F

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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