103 Cutforth Way | £529,000

Romsey, Hampshire, SO51 0BG

Henshaw Fox

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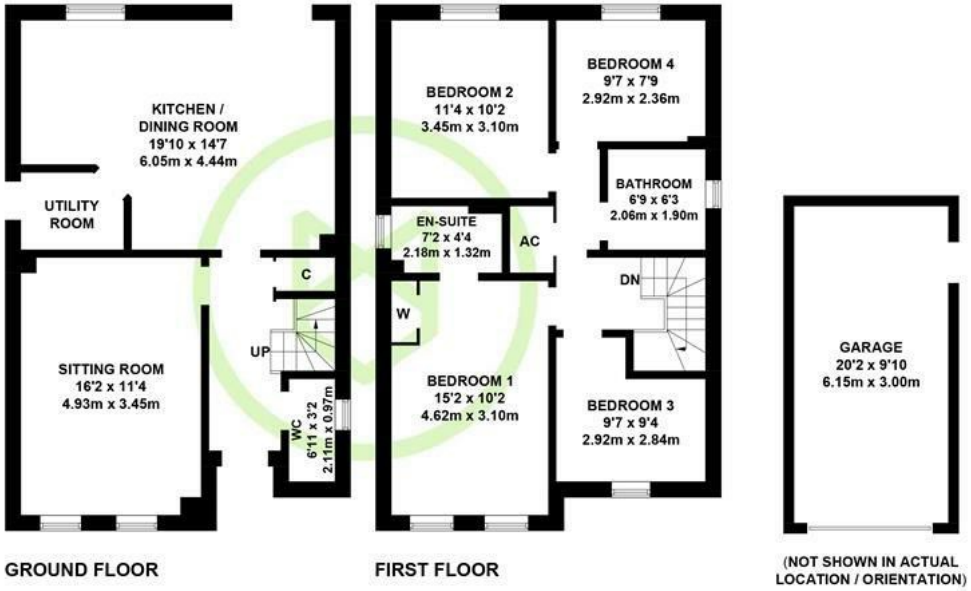

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 601 SQ FT / 55.8 SQ M
FIRST FLOOR = 609 SQ FT / 56.6 SQ M
GARAGE = 198 SQ FT / 18.4 SQ M
TOTAL = 1408 SQ FT / 130.8 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1261584)

Summary

A beautifully presented detached home set within the sought-after Abbotswood development in Romsey. The property offers a well-balanced layout featuring four bedrooms, including a principal bedroom with en-suite, a modern family bathroom, a bright sitting room and an open-plan kitchen/dining area positioned at the rear of the home. Additional benefits include a utility room and a downstairs cloakroom. Outside, the property enjoys a thoughtfully landscaped and enclosed rear garden, with driveway parking to the front leading to a single garage.

Features

- Immaculate detached house
- Four bedrooms, en-suite to principal room and family bathroom
- Open plan kitchen/dining area at the rear of the home with separate utility
- Pleasant sitting room onlooking the front aspect
- Beautifully landscaped private rear garden
- Driveway parking leading to single garage
- EPC Rating 'B' and Solar Panels

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Ground Floor
Upon entering the property, you are greeted by an inviting entrance hall providing access to the sitting room, the kitchen/dining room, the cloakroom and the stairs rising to the first-floor landing, along with a useful understairs storage cupboard; the cloakroom is neatly presented with a WC and wash basin. The sitting room is a bright and spacious area, enhanced by dual sash windows overlooking the front aspect, with high-quality 'Signature Amtico' flooring continuing seamlessly from the hall and through to the kitchen/dining room at the rear. Designed for modern living, the open-plan kitchen/dining room offers an arrangement of wall and base units, space for a fridge/freezer and built-in appliances including a double oven, hob with extractor and a dishwasher, as well as room for a freestanding island unit and a dining table. Double doors open directly to the rear garden, creating an easy flow between inside and outside spaces. Adjacent to the kitchen is the utility room, providing plumbing for a washing machine, space for a dryer and a pedestrian door giving direct access to the driveway.

First Floor
The first-floor landing leads to all four bedrooms, the family bathroom and the airing cupboard. The principal bedroom is a generous double, featuring built-in wardrobes, dual sash windows and a well-appointed en-suite with shower, WC, wash basin and heated towel rail. Bedroom two is a comfortable double overlooking the rear garden, while bedroom three offers another good-sized double, currently arranged as a home office. Bedroom four is a well-proportioned single. The family bathroom is neatly presented, fitted with a bath and shower attachment, WC, wash basin and radiator.

Outside
A large 'Indian sandstone' patio extends across the rear of the home, creating an ideal space for outdoor seating and entertaining. Beyond this, an area of lawn is complemented by a railway-sleeper border planted with a variety of shrubs and greenery. The garden enjoys a good degree of privacy, benefits from an east-facing aspect, and is also enclosed by brick retaining walls. A convenient rear door provides direct access into the garage.

Parking
Tandem driveway for two vehicles leading to single garage with up and over door.

Location
Cutforth Way is located in the district of Abbotswood situated in the North East of Romsey a very popular modern development with excellent community the pleasant and popular area includes play parks, large nature reserve with wonderful walks, local Coop, cafe, community hall, Bright Horizons nursery and takeaway establishments.

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.

Tenure
Freehold

Heating
Gas

Infant and Junior School
Cupernham Infant and Junior School

Secondary School
The Romsey Academy

Council Tax
Test Valley - Band E

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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