



Tulip Gardens | Locks Heath | Southampton | SO31 6GB

Asking Price £640,000



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W&W are delighted to welcome to the market this impressive four-bedroom detached home. The property offers an impressively sized 26'1ft modern open-plan living/dining/kitchen area, ideal for entertaining, alongside a separate family room and downstairs WC. Upstairs are four bedrooms, with the main bedroom benefiting from a walk-in wardrobe/dressing area and en-suite, plus a modern bathroom. Outside, there is a southerly facing garden with pergola, together with a garage and driveway parking.

Tulip Gardens is situated in the popular residential area of Locks Heath, offering a convenient blend of local amenities, green spaces and excellent transport links. The area benefits from a nearby shopping centre with a range of shops, cafés and everyday facilities, while highly regarded schools and recreational amenities are also close at hand. The surrounding area provides easy access to the M27, making Southampton, Portsmouth and the wider South Coast readily accessible. The nearby Solent coastline and countryside also offer plenty of opportunities for walking and outdoor leisure.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







Beautifully presented four bedroom detached home

Situated in a tucked away at the end of a private drive within a quiet cul de sac location

Welcoming entrance hall enjoying attractive wood effect flooring

Impressive open plan 26'1ft kitchen/living/dining room bi-fold doors opening out to the rear garden & feature unique letterbox window overlooking the rear garden

Modern kitchen boasting attractive high gloss two tone cabinets, large corner pantry offering plenty of storage with quartz worktops, separate utility area with space for additional appliances

Integrated appliances include AEG Induction Hob, dishwasher, twin NEFF hide & slide pyrolytic self cleaning oven, water softener to remain & wine cooler

Lounge benefiting from impressive feature fireplace, finished in textured white stone with a sleek inset bioethanol fire & bay window with window bench

Family room with window to the front

Re-fitted contemporary downstairs cloakroom comprising two piece suite

Main Bedroom benefitting from walk-in-wardrobe/dressing area boasting fitted wardrobes, shelving/hanging space & en-suite



Tenure: Freehold
EPC Rating: TBC
Council Tax Band: E

Modern re-fitted en-suite shower room comprising four piece white suite with feature walk in large shower cubicle tray & attractive wall tiling

Four additional bedrooms with one currently being a dressing room with bespoke fitted wardrobes with extensive storage, matching drawers and a dedicated dressing table

Stylish contemporary bathroom featuring marble-effect tiling, a generous bath, separate walk-in shower, modern vanity unit and ample storage

Air-Conditioning to all of the four bedrooms

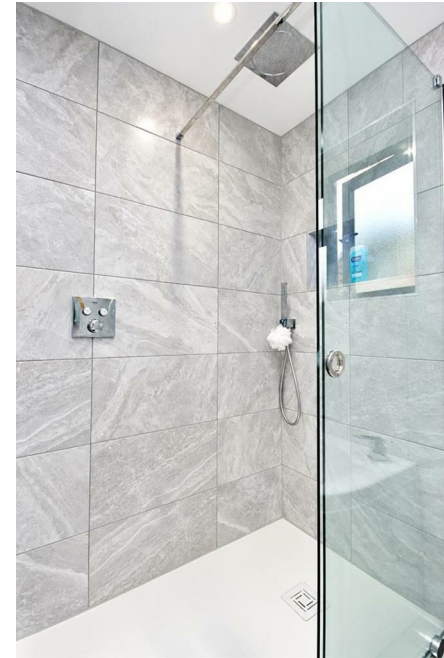
Remote controlled blinds to all four bedrooms & the family room

Replacement carpets to the stairs & landing

Southerly facing rear garden offering outdoor living/entertaining area, raised garden beds with display flower/shrubbery & large artificial grass area

Pergola has a waterproof louvered opening system that operates at the touch of a button, with integrated lighting and heaters for all year round use

Garage with EV charger to remain





Driveway parking for multiple vehicles

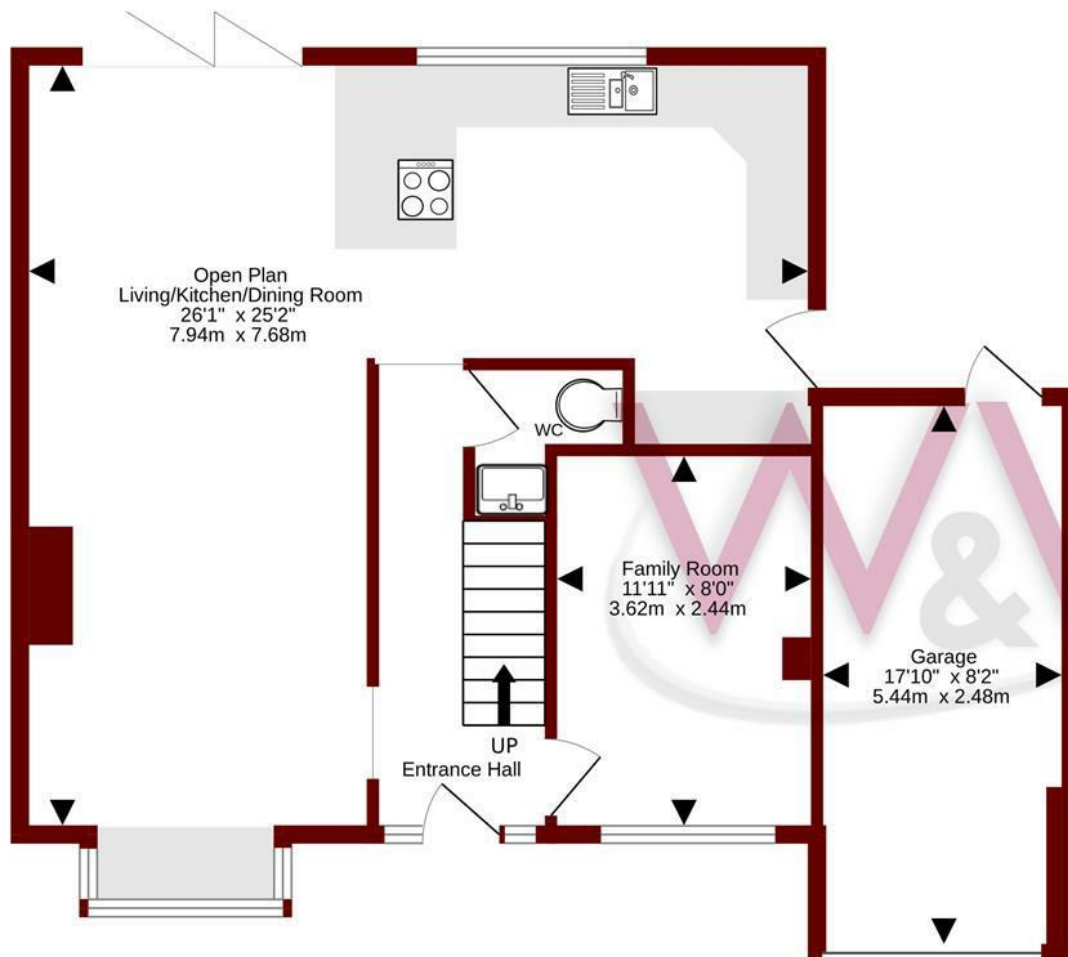
The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating with a 2025 replacement Vaillant combination boiler

Broadband - There is broadband connected to the property

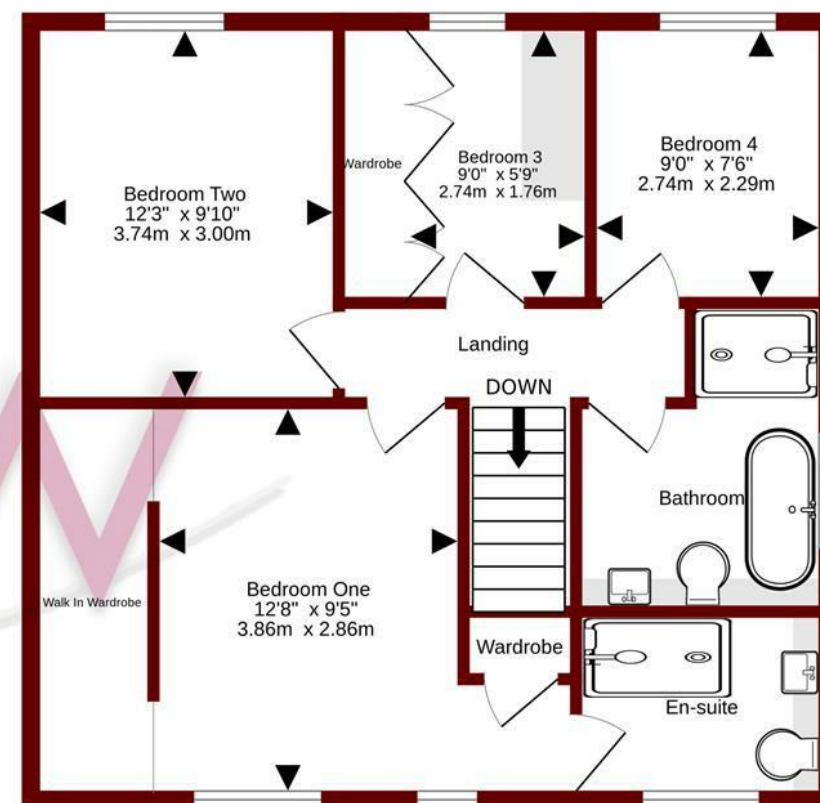
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>

Ground floor
789 sq.ft. (73.3 sq.m.) approx.



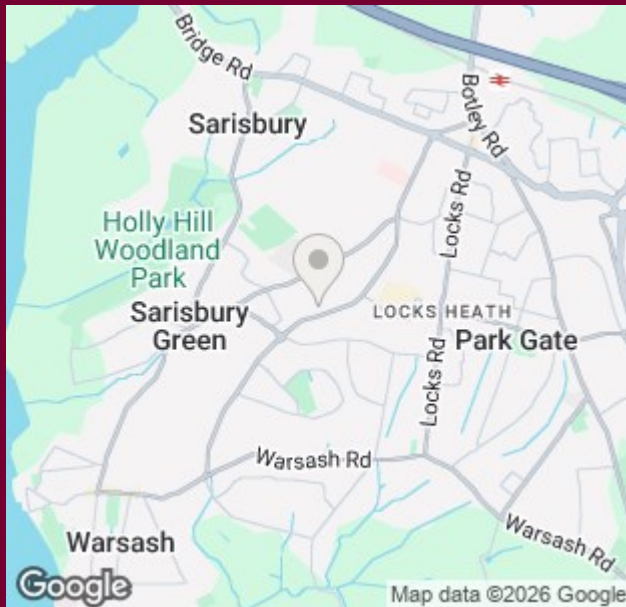
1st floor
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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