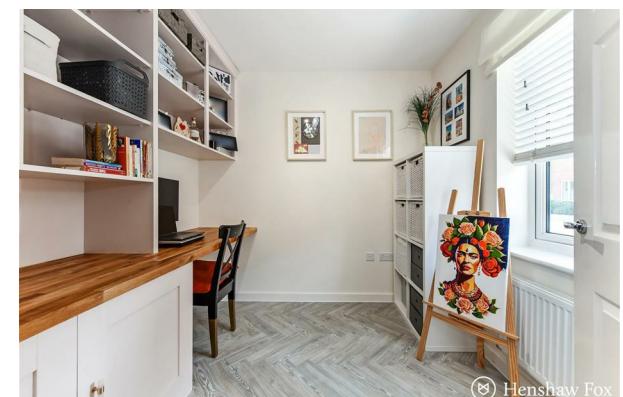




 Henshaw Fox

27 Nutsea Road | £550,000
Nursling, Southampton, Hampshire, SO16 0BS



 Henshaw Fox



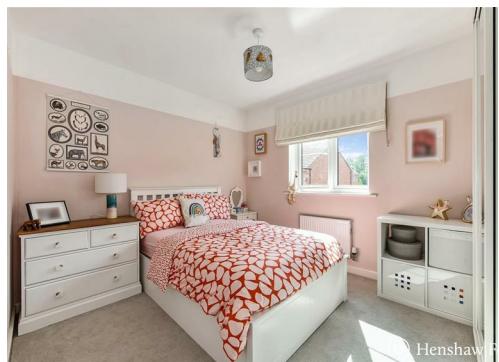
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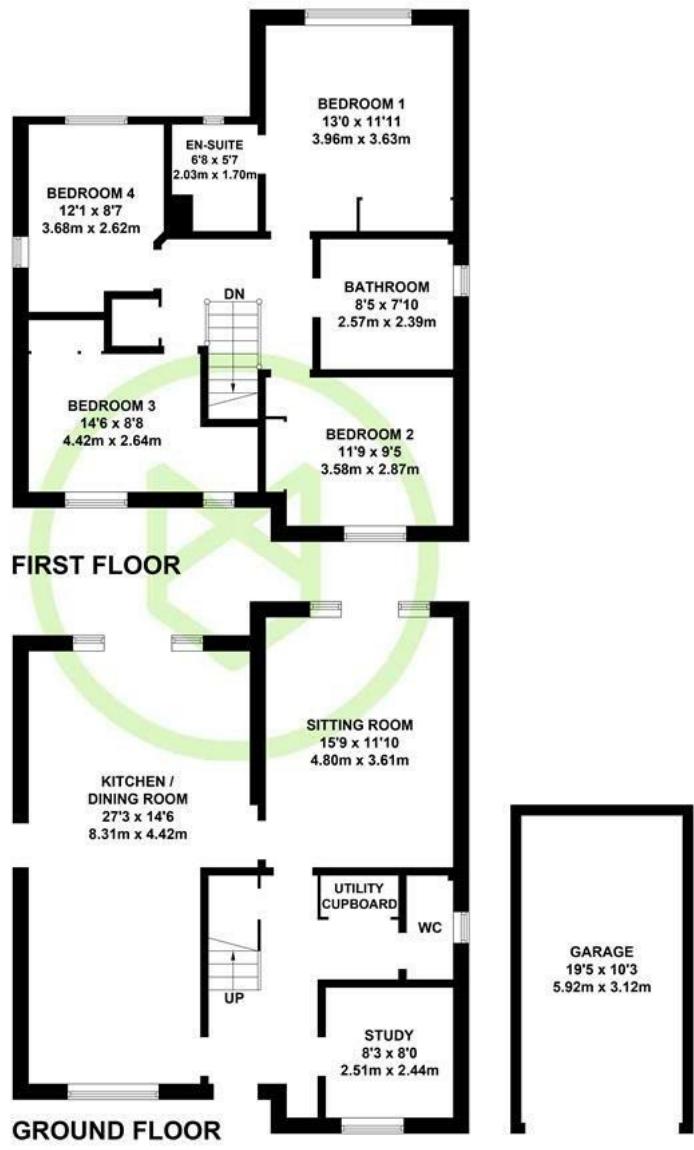
27 Nutsea Road
Nursling, Southampton, Hampshire, SO16 0BS

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Summary

This attractive detached family home is located within the popular Fen Meadow development with easy access to road and rail links, positioned on a quiet no through road enjoying a woodland backdrop. Purchased by the current owners in 2020 with a 10 year NHBC guarantee this stylish home has been upgraded internally and offers four generous double bedrooms with an en-suite shower room to bedroom one. An impressive open plan kitchen, dining and seating area features a central island and range of integrated appliances, complemented by a separate sitting room and study. Off road parking is available on the driveway with a single garage and enclosed, child friendly rear garden.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 782 SQ FT / 72.7 SQ M
FIRST FLOOR = 715 SQ FT / 66.4 SQ M
GARAGE = 197 SQ FT / 18.3 SQ M
TOTAL = 1694 SQ FT / 157.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1215825)

Features

- An impressive detached family residence
- Constructed in 2020 with a 10 year NHBC guarantee
- Quiet position on a no through road
- Four double bedrooms with en-suite to bedroom one
- Open plan kitchen, dining and seating area
- Stylish fitted kitchen with integrated appliances and central island
- Separate sitting room and study
- Off road parking and single garage
- Enclosed and private rear garden

EPC Rating

Energy Efficiency Rating
Current B
Potential A

27, Nutsea Road, Nursling, Southampton, Hampshire, SO16 0BS

Ground Floor

The composite front door opens into the welcoming and spacious entrance hall, fitted with quality Karndean flooring, complementing the tasteful decor which extends through out this lovely home. Storage is available under the stairs as well as a large utility cupboard offering space and plumbing for white goods. The impressive open plan kitchen, dining and seating area is flooded with natural light from three aspects with side access to the driveway and glazed French doors to the patio. The stylish kitchen offers an extensive range of white gloss wall and base units with contrasting marbled effect work surfaces, an inset one and a half sink and drainer and central island. Integrated Bosch appliances include an eye level double oven, induction hob with extractor hood over, fridge, freezer, additional fridge and a dishwasher. Ample space is available for family dining and seating. The sitting room is well proportioned with glazed French doors to the private garden. A study with fitted desk and shelving is accessed from the entrance hall as well as a well appointed cloakroom with wc and wash basin.

First Floor

The spacious and open landing hosts the shelved airing cupboard with access to the part boarded loft space. Bedroom one is a generous double with built in wardrobes and an en-suite bathroom which comprises a large shower cubicle, vanity unit with mounted wash basin and a dual flush wc. The three remaining bedrooms are all double rooms with built in storage to bedrooms two and three. The family bathroom comprises a panelled bath with shower attachment over, separate shower cubicle, wc, wash basin and heated towel rail

Parking

Off road parking is available on the neatly edged tarmacadam driveway extending to the single garage with storage space in the roof void.

Outside

A secure side gate accesses the enclosed and private rear garden with a patio seating area which spans the width of the property, ideal for al fresco dining. The well tended lawn extends to the rear boundary flanked by a planted raised bed. An additional patio area is positioned at the rear of the garden to capture the afternoon sun.

Location

The village of Nursling is located in between the city of Southampton and Romsey, allowing for easy access to both, as well as road and rail links with a direct line to London Waterloo from Southampton Central or Parkway. Within Nursling there is a small grocery store, several public houses including The Four Horseshoes, The Horns and The Walnut Tree Inn. Nearby you can find Romsey Golf Course and reputable local schooling for ages.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Nursling Ce Primary School

Secondary School

The Mountbatten School

Council Tax

Band F - Test Valley Borough Council

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.

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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