



34 Sycamore Close | £410,000  
Whitenap, Romsey, Hampshire, SO51 5SB





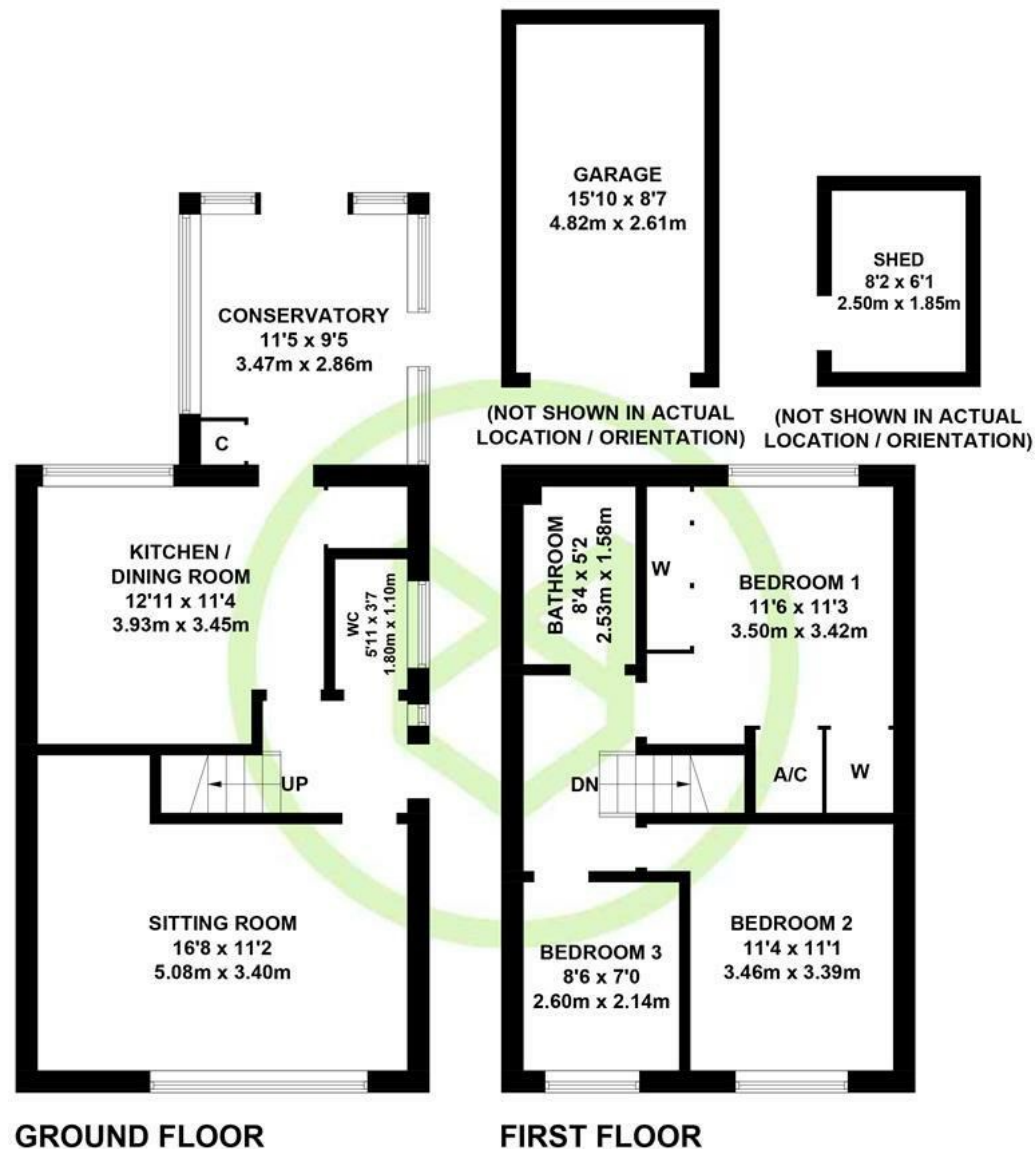
34 Sycamore Close  
Whitenap, Romsey, Hampshire, SO51 5SB

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



## Summary

A well-presented semi-detached family home, pleasantly situated within a quiet cul-de-sac in the highly sought-after Whitenap district. The property offers well-balanced accommodation throughout, comprising three bedrooms, a modern family bathroom, spacious sitting room, open-plan kitchen/dining area, downstairs cloakroom and conservatory. Externally, the home benefits from a beautifully enclosed south-facing rear garden, ideal for both relaxing and entertaining, while to the front there is a driveway providing off-road parking and leading to the garage.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 556 SQ FT / 51.7 SQ M  
FIRST FLOOR = 441 SQ FT / 41.0 SQ M  
OUTBUILDINGS = 184 SQ FT / 17.1 SQ M  
TOTAL = 1181 SQ FT / 109.8 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1299720)

## Features

- Semi-detached house
- Three bedrooms
- Family bathroom and downstairs cloakroom
- South facing garden
- Driveway leading to garage
- Positioned within the sought after district of Whitenap

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 34, Sycamore Close, Whitenap, Romsey, Hampshire, SO51 5SB

## Ground Floor

Upon entering the property, the welcoming entrance hall provides access to the sitting room, kitchen/dining area, cloakroom and stairs rising to the first floor landing. The cloakroom is fitted with a WC and wash hand basin. The sitting room is a spacious and light-filled reception room, featuring a large window overlooking the front aspect and useful under stairs storage cupboard. To the rear of the property, the open-plan kitchen/dining area offers an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units and provides space for a fridge/freezer and cooker with extractor hood above, together with plumbing for both a washing machine and dishwasher. A useful larder cupboard offers additional storage, while there is ample space for a family dining table. A door leads through to the conservatory, creating a further versatile reception space with double doors opening onto the rear garden.

## First Floor

The first floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a particularly generous double room, benefitting from built-in wardrobes and an airing cupboard, offering excellent storage solutions. Bedroom two is also a well-proportioned double and enjoys pleasant views over the rear garden, while bedroom three provides a comfortable single bedroom, ideal for a child's room, nursery or home office/study space. Completing the first floor is the stylish family bathroom, fitted with floor-to-ceiling tiling and comprising a panelled bath with shower over, WC and wash hand basin.

## Outside

The rear garden enjoys a desirable south-facing aspect and is fully enclosed, creating a private and pleasant outdoor space. Adjoining the property is a generous patio area, ideal for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by a variety of mature shrubs and planting. Further benefits include a timber shed, greenhouse and a useful pedestrian side gate providing access to the front of the property.

## Parking

Driveway parking leading to garage

## Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

## Tenure

### 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 issuing a memorandum of sale, 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.

## Heating

Gas

## Infant and Junior School

Halterworth Primary School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - Band D

## 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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

