



22 Firgrove Close | £420,000
North Baddesley, Hampshire, SO52 9JP





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Summary

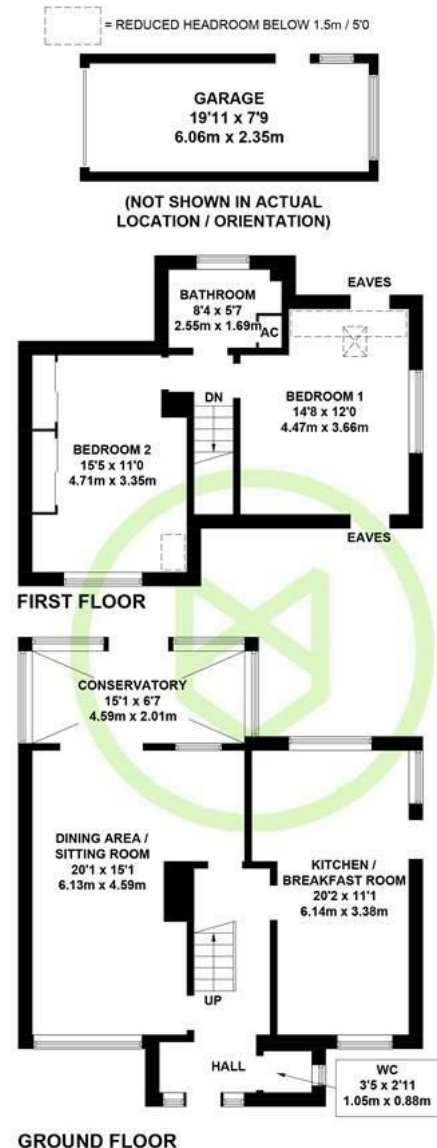
Offered for sale with no onward chain, this extended and well-presented semi-detached chalet home is pleasantly situated within a quiet close in the sought-after area of North Baddesley. The accommodation is thoughtfully arranged and comprises two well-proportioned double bedrooms, a modern shower room, a spacious sitting room opening into a conservatory, and a well-designed open plan kitchen/dining area, ideal for modern living. A useful downstairs cloakroom adds further practicality. Externally, the property benefits from a surprisingly generous rear garden enjoying a favourable south-westerly aspect, perfect for outdoor relaxation and entertaining. To the front, there is ample driveway parking along with a garage, providing excellent storage and convenience.

Features

- Offered with no onward chain
- Extended semi-detached chalet home
- Surprisingly spacious and well treated rear garden enjoying a south/westerly facing aspect
- Two double bedrooms
- Modern shower room and downstairs cloakroom
- Open plan kitchen/dining area
- Driveway parking leading to garage
- Positioned within a quiet close in the sought after Village of North Baddesley

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 695 SQ FT / 64.6 SQ M
FIRST FLOOR = 428 SQ FT / 39.8 SQ M
GARAGE = 153 SQ FT / 14.2 SQ M
TOTAL = 1276 SQ FT / 118.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1288657)

22, Firgrove Close, North Baddesley, Hampshire, SO52 9JP

Ground Floor

The property is entered via a porch, which in turn provides access to the inner hallway and a convenient cloakroom fitted with a WC and wash hand basin. The welcoming inner hall offers access to the sitting room, the kitchen/dining area and stairs rising to the first-floor landing. The spacious sitting room is a bright and airy L-shaped space, featuring a large front-facing window that allows for plenty of natural light and gas fire which acts as real focal point. It also benefits from direct access to the conservatory, with double doors opening out to the rear garden, creating an ideal space for both relaxing and entertaining. The extended kitchen/dining area offers a well-designed open-plan layout, perfect for modern living. The kitchen is fitted with a range of wall and base units, with a window overlooking the garden, space for a fridge/freezer, plumbing for a washing machine, and a built-in oven with hob above. There is ample room for a dining table and chairs, and a useful side pedestrian door provides additional access to the exterior.

First Floor

The first-floor landing provides access to both bedrooms and the shower room. The principal bedroom is a well-proportioned double, benefiting from dual aspect windows that allow for plenty of natural light. The second bedroom is also a spacious double and includes the added advantage of built-in wardrobes. The contemporary shower room is fitted with a walk-in shower, WC, wash hand basin and a heated towel rail, offering a clean and modern finish.

Outside

The rear garden is a particularly appealing feature of the home, being surprisingly spacious and well maintained. It enjoys a desirable south-westerly aspect, making it ideal for enjoying the afternoon and evening sun. A generous patio area adjoins the rear of the property, providing ample space for outdoor seating and entertaining. Beyond this, the garden is mainly laid to a well-kept lawn, bordered by a variety of mature shrubs, bushes and trees, creating a pleasant and private outdoor setting.

Parking

Driveway parking for several vehicles leading to garage with up and over door

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Sellers Position

No onward chain

Tenure

Freehold

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.

Heating

Gas

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten Secondary 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.

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