



Addison
ESTATE AGENTS



11 Trimaran Road, Warsash, Southampton, Hampshire, SO31

£399,950 Freehold

**** FOUR BEDROOMS ** EN-SUITE & FAMILY BATHROOM ** SINGLE GARAGE **** This extended four-bedroom semi-detached home in Warsash has been lovingly owned by the same family since 1996, offering a rare opportunity to acquire a well-maintained and thoughtfully improved property in a sought-after location.

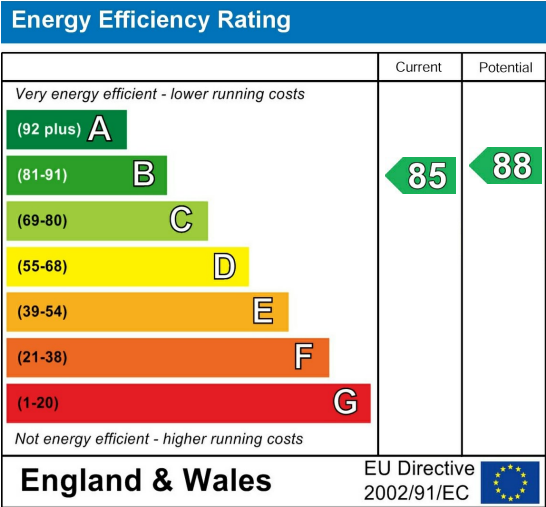
The spacious lounge at the front of the home provides a welcoming and comfortable living space, while the modern kitchen at the rear features an open archway leading into a generous dining area, creating a natural flow between spaces. The dining room, in turn, opens into a bright and airy conservatory which leads into the rear garden, further enhancing the sense of space and light.

On the first floor, there are three well-proportioned bedrooms, complemented by a modernised shower room. The current owners have transformed the loft into a stunning master suite, seamlessly incorporating a bright landing with a Velux window that floods the staircase with natural light. This beautifully executed conversion leads to an impressive master bedroom, complete with an en-suite bathroom.

The property has recently been redecorated, offering a fresh and inviting feel throughout. Energy efficiency is also a key feature, the property is a rating B on the Energy Performance Certificate, with the benefit of owned solar panels on a feed-in tariff, providing energy efficiency while also generating payments from the grid for surplus electricity produced.

Externally, the home boasts a single garage with driveway parking directly in front. Positioned down a private driveway serving only four properties, it offers privacy and a safe environment, ideal for families with children.

Located within minutes of Warsash Common, Hook with Warsash School, and the village centre, this home provides excellent access to green spaces, schools, and local amenities. The popular Locks Heath Shopping Centre is also just a 20-minute walk away, ensuring convenience while maintaining a peaceful, tucked-away setti



Further Information

Council Tax Band:
D

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 1198 SQ FT / 111.3 SQ M
GARAGE = 137 SQ FT / 12.7 SQ M
TOTAL = 1335 SQ FT / 124.0 SQ M



GROUND FLOOR
524 SQ FT / 48.7 SQ M

FIRST FLOOR
392 SQ FT / 36.4 SQ M

SECOND FLOOR
282 SQ FT / 26.2 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1177614)
Produced for Addison Estate Agents

- Extended four-bedroom semi-detached home, owned since 1996
- Large lounge and modern kitchen with open arch to dining room
- Conservatory creating additional living space
- Recently redecorated throughout for a fresh, modern feel
- Master bedroom with en-suite bathroom
- Owned solar panels for energy efficiency
- Private driveway shared with only three other homes
- Moments from Warsash Common, Hook with Warsash School, and the village
- Easy access to Locks Heath Shopping Centre and local amenities
- Single garage with driveway parking

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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