



4 Lavington Gardens | £350,000
North Baddesley, Hampshire, SO52 9NR

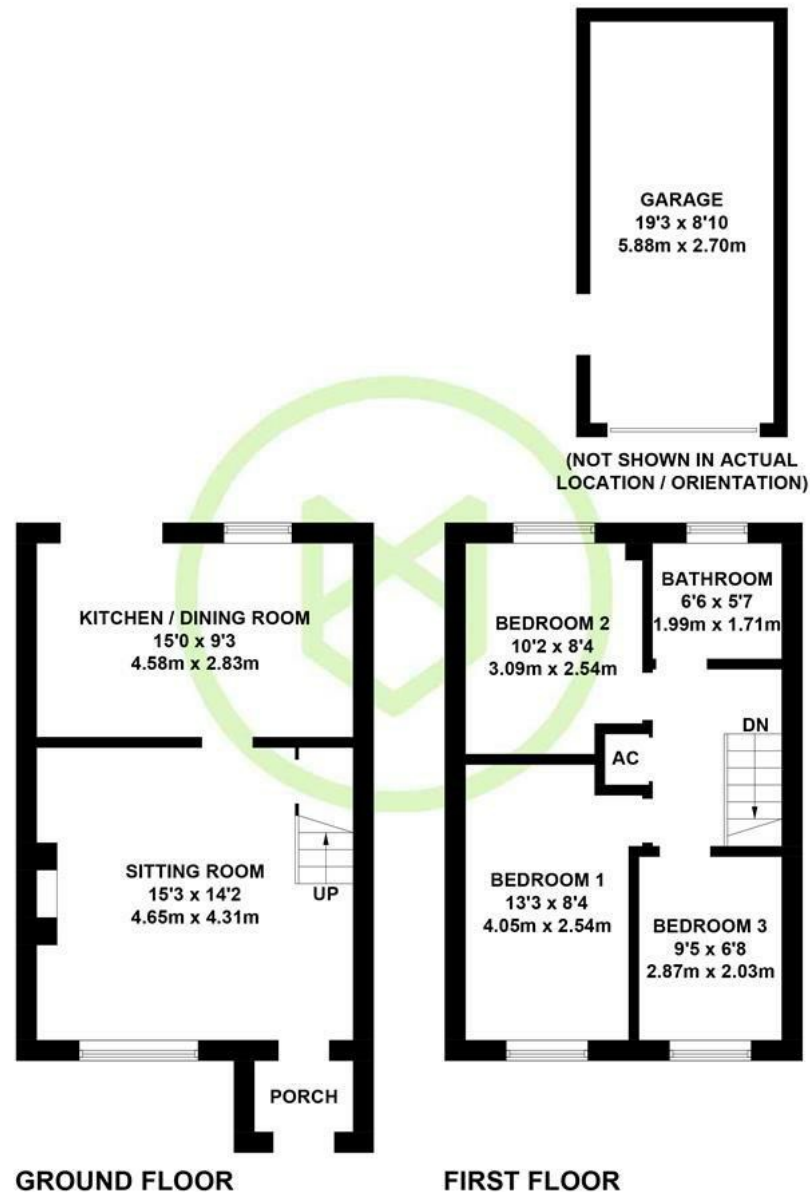




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North Baddesley, Hampshire, SO52 9NR

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 386 SQ FT / 35.9 SQ M
 FIRST FLOOR = 365 SQ FT / 33.9 SQ M
 GARAGE = 171 SQ FT / 15.9 SQ M
 TOTAL = 922 SQ FT / 85.7 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (1285901)

Summary

A beautifully presented semi-detached home set on a generous corner plot within a quiet cul-de-sac in the popular village of North Baddesley. The property offers well-proportioned accommodation throughout, including three bedrooms, a family bathroom, a comfortable sitting room, and a spacious kitchen/dining room with doors opening directly onto the rear garden. Outside, the home enjoys attractive front, side and rear gardens, driveway parking, and a garage providing both convenience and ample outdoor space.

Features

- A beautifully presented semi detached home positioned on a corner plot
- Catchment for North Baddesley Infant and Junior schools, and The Mountbatten Secondary School
- Sitting room and kitchen/dining room
- Three bedrooms and a family bathroom
- Pleasant rear gardens, along with side and front gardens
- Garage and driveway parking
- Excellent local amenities, near to a local shop and bus stops

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

Upon entering the home, a warm and welcoming atmosphere is immediately apparent. A useful porch provides a practical space for coats and shoes before opening into the inviting sitting room. Stairs rise to the first floor with a handy storage cupboard beneath, and a large window to the front allows plenty of natural light to fill the room. Positioned at the rear of the property is the kitchen/dining room, an ideal space for family living or entertaining. Double doors open directly onto the rear garden, creating an easy indoor–outdoor flow. The kitchen is fitted with a range of cupboards and drawers, and includes a dishwasher, fitted oven, gas hob and extractor canopy. There is also space for a washing machine and fridge/freezer.

First Floor

The first-floor landing provides access to the airing cupboard, all three bedrooms, and the family bathroom. Bedroom one is a generous double room, featuring a large window overlooking the front of the property. Bedroom two is another spacious double room, enjoying a pleasant outlook across the rear garden. Bedroom three is a well-proportioned single room, ideal for use as a bedroom, home office, dressing room or nursery. The family bathroom is fitted with a modern white suite, comprising a WC, wash basin and a bath with a fitted shower and screen.

Outside

The landscaped gardens are a particular highlight of the home. Immediately to the rear, a paved patio provides the perfect space for outdoor dining or relaxation. This leads onto an area of artificial lawn, bordered by well-stocked flower beds that bring year-round colour and interest. Further garden space extends along the side of the property, with a paved pathway leading to the front garden. A door provides convenient access into the garage.

Parking

Driveway parking is available directly in front of the garage. The garage itself features an up-and-over door, along with power and lighting for added convenience.

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

Looking for forward purchase

Tenure

Freehold

Heating

Gas central heating

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Band C - Test Valley Borough Council

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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