



**Silver Dawn Northerwood Close | £595,000**  
North Baddesley, Hampshire, SO52 9HZ



 **Henshaw Fox**



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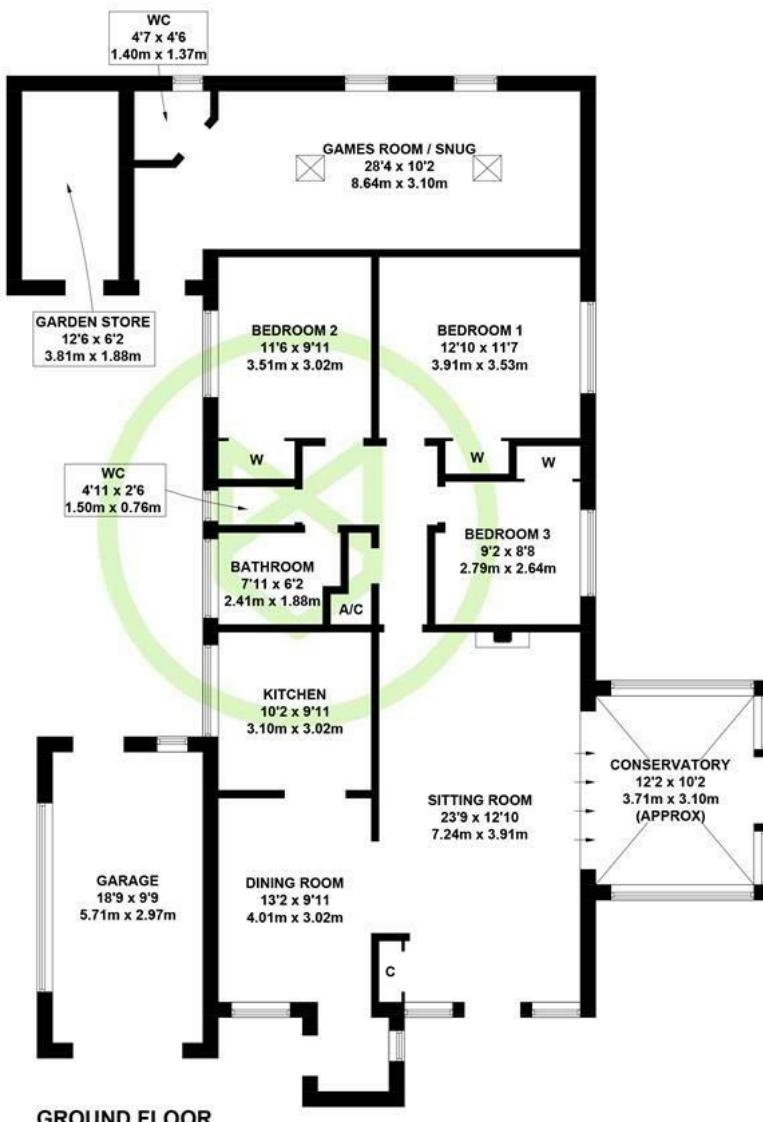
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# Summary

An extended detached bungalow, quietly tucked away at the end of an exclusive cul-de-sac of just three homes, this property enjoys a peaceful setting in the highly sought-after village of North Baddesley and is offered to the market with no onward chain. The well-balanced accommodation features three bedrooms, a welcoming dining area that opens into the kitchen and a spacious sitting room flowing down to a large conservatory. A family bathroom and separate WC serve the main living spaces, while a versatile extended area provides flexibility for a home office, studio, playroom or guest accommodation with private cloakroom. Outside, the property benefits from a well-presented front garden with a neat lawn that borders the driveway, creating an attractive approach to the home. A secluded side garden enjoys a desirable south-facing aspect, offering an ideal spot for relaxation or outdoor entertaining. Completing the excellent external features are a generous driveway providing ample off-road parking, a garage and a useful garden store, adding both practicality and convenience.



APPROXIMATE GROSS INTERNAL AREA = 1278 SQ FT / 118.7 SQ M

GARAGE = 180 SQ FT / 16.8 SQ M

GAMES ROOM / SNUG / GARDEN STORE = 569 SQ FT / 52.9 SQ M

TOTAL = 1835 SQ FT / 170.5 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1259338)

## Features

- Extended detached bungalow
- Offered with no onward chain
- Privately positioned within a quiet cul-de-sac
- Three bedrooms
- Extended area perfect for a variety of uses with private WC
- Located within the desirable Village of North Baddesley

## EPC Rating

Energy Efficiency Rating

Current D

Potential C

# Silver Dawn, Northerwood Close, North Baddesley, Hampshire, SO52 9HZ

## Accommodation

Upon entering the property, you are welcomed by a practical and inviting porch that leads seamlessly into the generous open-plan living accommodation. The spacious dining area offers an ideal setting for family meals or entertaining and provides easy access to the well-appointed kitchen and the bright sitting room beyond. The kitchen features a contemporary range of white gloss wall and base units, offering ample storage and a clean modern finish. There is space for a fridge/freezer along with a selection of built-in appliances, making the area both stylish and functional. The sitting area is a beautifully light and airy space, designed for relaxation. A gas fire forms an attractive focal point, while a large sliding door opens directly onto an outside seating area. From here, a small step leads down into the impressive, larger-than-average conservatory. Flooded with natural light, this versatile room provides an additional reception space and benefits from direct access to the garden via a single door. The inner hall provides access to all three bedrooms, the family bathroom, an airing cupboard and a convenient cloakroom with WC. Bedroom one and two are well-proportioned doubles, each benefiting from built-in wardrobes that offer excellent storage. Bedroom three is a generous single, also complete with a built-in wardrobe, making it ideal as a child's room, guest space, or home office. The bathroom is finished with attractive floor-to-ceiling tiling and includes a shower-over-bath, dual wash basins, and a heated towel rail. Adjoined to the home but accessed externally, a versatile reception room provides a wealth of potential uses such as a home office, studio, hobby room, or guest space. The room is beautifully enhanced by two skylights that flood the area with natural light, and it also benefits from the convenience of its own WC

## Outside

Outside, the home benefits from a raised lawn area that enjoys a desirable south-facing aspect. A charming cast iron gate leads to a secluded patio seating area, which can also be accessed via the single door from the conservatory, providing an ideal space for outdoor dining or relaxation. To the front, a well-maintained lawn flanks the driveway, complemented by a selection of mature shrubs and trees, all enclosed by private hedging that enhances the sense of seclusion. Beyond the garage lies a practical garden store, offering additional space for tools, equipment, or seasonal items.

## Parking

Abundance of driveway parking leading to garage

## 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.

## 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.

## Tenure

Freehold

## Sellers Position

No onward chain

## Heating

Gas

## Council Tax

Test Valley - Band E

## 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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