18 Peel Close | £650,000

Romsey, Hampshire, SO51 7UQ

Henshaw Fox

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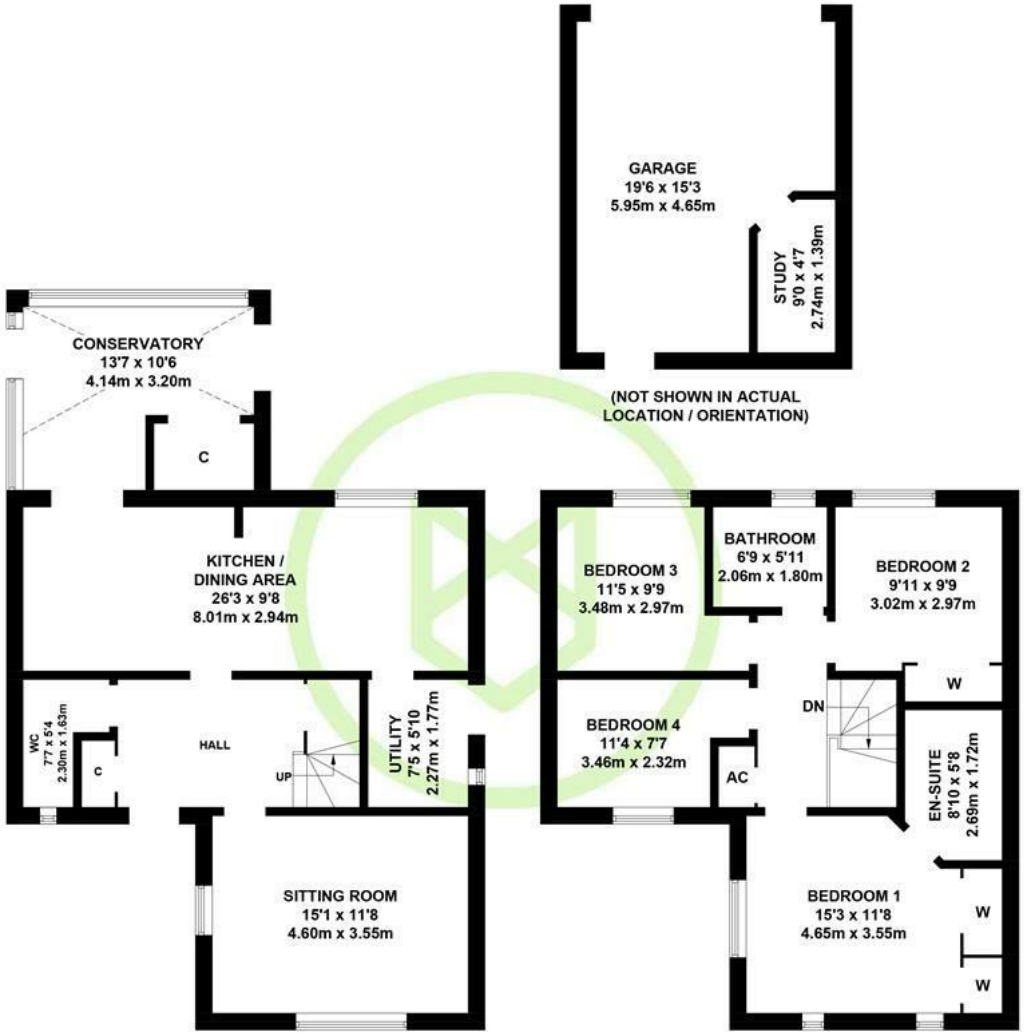

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 809 SQ FT / 75.2 SQ M
FIRST FLOOR = 648 SQ FT / 60.2 SQ M
GARAGE = 298 SQ FT / 27.7 SQ M
TOTAL = 1755 SQ FT / 163.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1302520)

Summary

An immaculately presented detached family home, enviably positioned at the end of a quiet cul-de-sac on the outskirts of Romsey. Offering spacious and well-balanced accommodation throughout, the property features four well-proportioned bedrooms, including a generous principal suite with modern en-suite, alongside a stylish family bathroom. The ground floor benefits from a bright and spacious sitting room, an impressive open-plan kitchen/dining area with separate utility room, versatile conservatory and a useful downstairs cloakroom. Externally, the property enjoys a beautifully enclosed wrap-around south-westerly facing garden, perfect for outdoor entertaining and family living, together with a double garage and ample driveway parking.

Features

- An immaculate detached house
- Four bedrooms, en-suite and family bathroom
- Open plan kitchen/dining area and separate utility room
- Driveway parking and double garage
- South/westerly facing rear garden
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
Upon entering the property, you are welcomed by a spacious entrance hall providing access to the sitting room, open-plan kitchen/dining area, cloakroom, useful storage cupboard and stairs rising to the first-floor landing, with the cloakroom comprising a WC and wash hand basin alongside an additional under-stairs storage cupboard. The sitting room is a wonderfully bright and airy space, benefitting from dual-aspect windows that fill the room with natural light. To the rear, the open-plan kitchen/dining area offers an excellent space for both everyday living and entertaining, with ample room for a dining table and chairs, a range of wall and base units, breakfast bar, oven with grill above, hob with extractor over, integrated fridge/freezer and dishwasher. Leading off the kitchen, the utility room provides plumbing for a washing machine, space for a tumble dryer and a useful pedestrian door to the garden. Completing the ground floor, the conservatory is a versatile additional reception space with direct access to the garden, ideal for a variety of uses including a family room, home office or playroom.

First Floor
The first-floor landing provides access to all four bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a particularly generous double room, enjoying dual-aspect windows that allow for plenty of natural light, along with built-in wardrobes and a stylish modern en-suite. The en-suite is beautifully finished with floor-to-ceiling tiling, a large walk-in shower, WC and wash hand basin. Bedrooms two and three are both well-proportioned double rooms, with bedroom two also benefiting from built-in wardrobes. Bedroom four offers a versatile space, ideal as a spacious single bedroom, home office or study. Completing the first floor is the contemporary family bathroom, fitted with floor-to-ceiling tiling, a bath with shower over, WC and wash hand basin.

Outside
The beautifully maintained wrap-around garden is both private and well enclosed, enjoying a desirable south-westerly aspect. A thoughtfully landscaped and slightly raised patio with adjoining pathway provides the perfect setting for outdoor dining and entertaining, while the remainder of the garden is predominantly laid to lawn and complemented by a variety of mature shrubs and planting. The garden also benefits from pedestrian access gates on both sides of the property, leading conveniently to the front of the home.

Parking
Driveway parking to the front and double garage. The garage has power, lighting, water and useful study area.

Location
Peel Close is approximately 1.5 miles from Romsey town centre, there is a local shop, a public house, good schools and exceptionally easy access to Romsey and Winchester.

Tenure
Freehold

Sellers Position
No onward chain

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.

Infant and Junior School
Cupernham Infant & Junior Schools

Secondary School
The Romsey School

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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