



BROOK
INDEPENDENT
ESTATE AGENTS

58 Yarrow Way, Locks Heath, SO31 6XD

A beautifully presented & maintained three double bedroom eco efficient home with a good width to side, integral garage, cloakroom, conservatory modern bathroom & secluded pretty rear garden

£359,950

ACCOMMODATION & FEATURES

- This is such a lovely well-situated home, the original show home for the development, it provides plenty of space, a nice flow and everything required for family life
- No fuel bill frustrations here – the highly efficient solar panels have a positive impact on monthly gas and electricity costs. It's a satisfying feeling when you've beaten the system
- The driveway provides ample uncomplicated off road parking with smart perimeter fencing and access through to the sideway which is a good width, the garage is integral to the house an incredibly versatile additional space
- The kitchen is open plan and well arranged with fresh white units and metro tiling for a contemporary edge
- Particularly appealing is the living room diner overlooking the garden, it flows out to the garden room which is a centrally heated all year round addition with such pretty views over the well maintained and easy care garden
- The bedrooms are all very well proportioned and the bathroom has a P bath, its nicely finished with smart tiling and sanitaryware with vanity units for storage





Brook Independent Estate Agents are delighted to present to the market this exceptionally spacious three-bedroom house set in an enviable spot in a central and incredibly convenient Priory Park location. It is an area that has become more and more popular due to schools of excellent repute, access to an abundance of transport, rail and commuter routes to towns, cities and the commerce centres of Whiteley and Segensworth. The added attraction is the Locks Heath centre with its everyday community and shopping facilities, popular coffee house and Waitrose supermarket. It's a short drive to a fine local Inn and the area holds a network of footpaths through strawberry fields and woodland to the coastal trails following undoubtedly the most picturesque stretches of the River. The Hamble is a haven for maritime and wildlife enthusiasts, avid walkers, cyclists and ramblers; it's an ever-changing scene of elegant yachts cutting through the tides to the Solent, migrating wildlife and thriving cottage industries that has only helped enhance this area as a destination address for those looking for amenities and activity close at hand.

As the show home for the original development it offers quality, spacious, flexible, long term accommodation for a family. The important wishes and necessary essentials are all here in this home; its a futureproof option for those looking to avoid a double move and put down roots in a very convenient location set in a lovely private spot with a beautiful garden easy parking and useful side space.

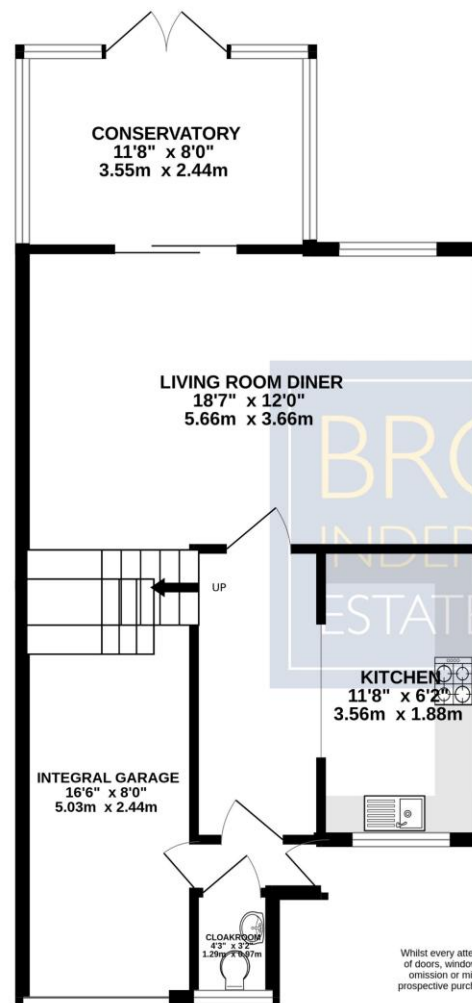
An early inspection is highly recommended and viewings are strictly by appointment.

Council tax band C

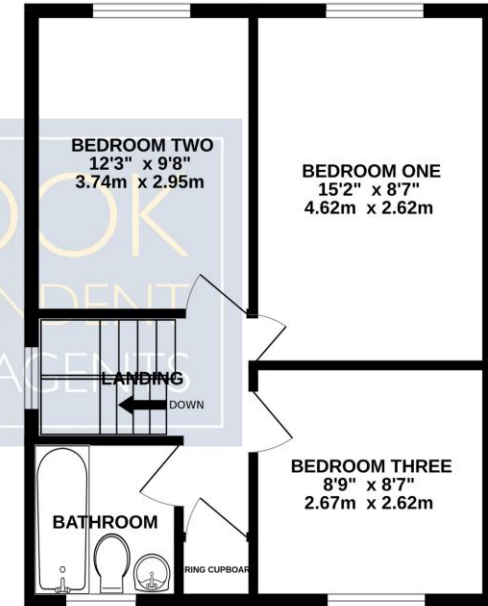




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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