



£395,000

HenshawFox

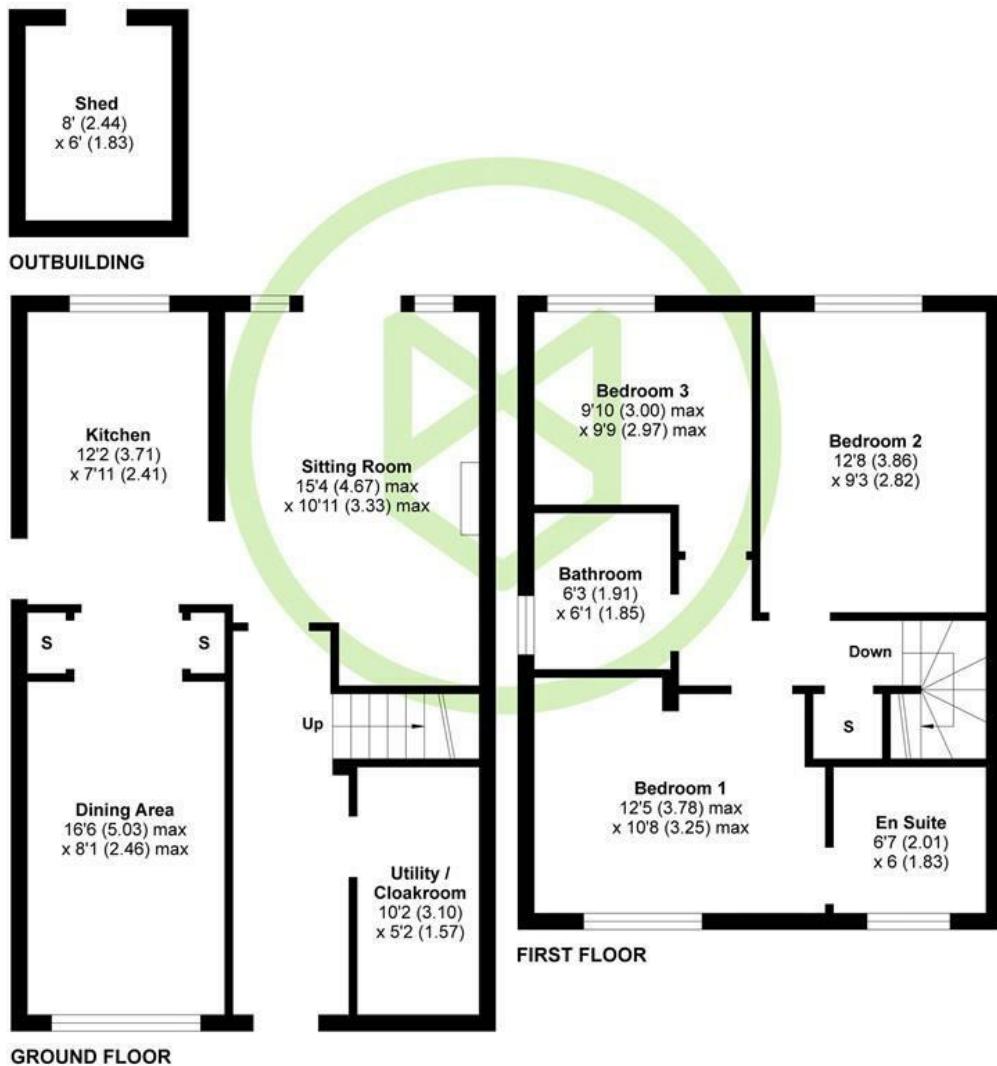


**144b, Botley Road**  
North Baddesley, Hampshire, SO52 9EE

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Approximate Area = 989 sq ft / 91.9 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 1037 sq ft / 96.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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## Summary

**\*Video Tour\*** Exceptionally well presented three bedroom detached home situated within a desirable and exclusive development of just three homes, built only in 2011. The accommodation is beautifully presented throughout and comprises three double bedrooms, ensuite, family bathroom, kitchen, dining room, utility/cloakroom, sitting room, private garden and driveway parking for two cars.

## Features

- Exceptionally well presented three bed detached home
- In an exclusive development of just three homes built in 2011
- Three double bedrooms, ensuite and family bathroom
- Spacious, open kitchen and dining room
- Pleasant sitting room with double doors to the rear garden
- Private and secluded rear garden with side access
- Driveway parking for two vehicles

**EPC Rating:**  
 Energy Efficiency Rating  
**Current null**  
**Potential null**

# 144b, Botley Road

North Baddesley, Hampshire, SO52 9EE

## Accommodation

### Ground Floor

A door opens into the spacious entrance hallway which provides access to the utility/cloakroom, sitting room and access to the first floor via the stairs.

With tiled flooring, the utility/cloakroom has additional storage cupboards, a stainless steel sink/drainer and worktop space. There is also a WC, separate wash hand basin and space for a washing machine. Double doors at the rear of the home open into the garden from the pleasant sitting room, which also has an opening through to the kitchen. This has been fitted with a range of cupboards and drawers, and built-in appliances include a cooker with gas hob and extractor hood over, dishwasher, as well as a fridge freezer. A door gives side access to the property, and an opening flows into the dining area, which has recently been neatly converted from an integral garage. This area has ample room for a dining room table and chairs and is a sociable, open space, also boasting two useful storage cupboards and completing the downstairs accommodation.

### First Floor

The light and spacious first floor landing provides access to the three bedrooms and the family bathroom. Bedroom one is a substantial double room with a front aspect and benefits from an ensuite shower room which has been fitted with a modern white suite comprising WC, wash basin and shower cubicle. Bedroom two is another generous double room and to the rear aspect, while the third bedroom is a smaller double room, also overlooking the rear of the home. Completing the internal accommodation is the bathroom, which has been fitted with a another modern white suite comprising WC, wash basin and bath with shower over.

### Outside

Enjoying a sunny aspect, this private rear garden is kept to a low maintenance but very tidy standard to mirror the quality internally. A patio adjoins the rear of the home, creating an ideal seating area, with the rest of the garden mainly laid to lawn with shingled borders, and decorated with an array of potted plants. It is otherwise enclosed by fencing and a gate gives access to the front of the home. Lastly, there is a space for a useful shed to provide outdoor storage.

### Parking

There is driveway parking at the front of the home for two cars with a gate giving access to the rear garden.

### 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 onward purchase

### Tenure

Freehold

### Age

2011

### Windows

UPVC double glazed

### Heating

Gas central heating

### Infant and Junior School

North Baddesley Infant and Junior School

### Secondary School

The Mountbatten School

### Council Tax

Tax band D

## Terms and Conditions

Terms and Conditions 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. It should not be assumed that the property remains the same as shown in the photographs

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